

# Tooele County

demographic and economic profile

March 2000

*Utah Department of Workforce Services*



# **Tooele County**

## **Demographic and Economic Profile**

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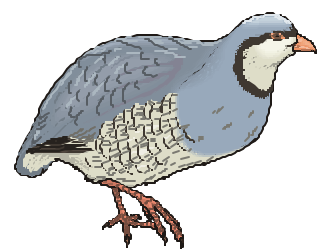


# Table of

## Contents

<b>Quick Reference</b>	<b>3</b>
Fact Sheet.....	7
<b>Introduction</b>	<b>11</b>
<b>Population</b>	<b>15</b>
Distribution .....	16
Migration Pattern.....	17
Age Distribution .....	18
<b>Employment</b>	<b>21</b>
Federal Government .....	22
Distribution .....	24
Current Employment .....	25
Industrial Distribution.....	27
Retail Trade .....	29
Services .....	29
Largest Employers .....	31
Federal Govt. Expenditures .....	32
<b>Wages and Income</b>	<b>37</b>
Average Monthly Wage .....	38
Wages by Industrial Division .....	40
Income Classifications .....	42
<b>Other Economic Indicators</b>	<b>45</b>
Building Permits .....	46
Residential Permits .....	46
Gross Taxable Sales .....	48

<b>Appendix</b>	<b>Data Tables .....</b>	<b>51</b>
	Utah and Tooele County Population.....	53
	Tooele County Civilian Labor Force and Unemployment Rates .....	54
	Nonagricultural Employment Historical Annual Averages .....	55
	Tooele County Nonfarm Employment Industry Division and Group .....	56
	Average Monthly Wage Historical Annual Averages .....	58
	Firms and Wages by Size .....	59
	Personal and Per Capita Income .....	60
	Household Income, 1996 .....	61
	Building Permits .....	62
	Gross Taxable Sales .....	63
	Definition of terms .....	64



## Quick Reference

## Quick Reference

### Population

- ◆ For 1999, Tooele County's population is estimated at 35,850, an 8.0 percent year-over increase. This is 1.7 percent of the total Utah population.
- ◆ Tooele City is the county seat and largest city, with a 1999 population estimated at 17,000.
- ◆ Tooele County's population growth has accelerated in the late 1990's. Utah's population mass is expanding beyond the Wasatch Front and "spilling over" into Tooele County. Look for this trend to continue.
- ◆ Historically, population migration patterns in Tooele County go through multi-year phases. Several years of net in-migration occur, which are followed by periods of out-migration. The 1990's have been a decade of net in-migration.
- ◆ The main migration interaction that occurs is with Salt Lake County. In earlier years, when people moved from Tooele County, their destination was generally Salt Lake County. But as this decade has progressed, there have been many more people moving from Salt Lake County into Tooele County than in the reverse direction.

### Employment

- ◆ Federal government employment, largely at U.S. Army bases, for many years was the dominant employment industry in Tooele County. For example, government employment in 1989 accounted for 61 percent of all employment in the county.

- ◆ After the end of the Cold War, Washington's mood shifted to defense industry downsizing. Federal government employment dropped from a high of 5,100 workers in 1989 to the 1998 level of 1,800.
- ◆ With the declining federal employment comes a higher degree of economic diversification, as other industries have expanded. A more diversified economy is generally a more stable economy, as downfalls in some industries may be countered by strengths within other industries.
- ◆ Tooele County's 1998 nonfarm employment averaged 10,600. This is a 9.2 percent increase in just three years.
- ◆ However, this employment level just climbed above the employment level of 1989. During this time period, employment in the county fell and then rebounded, while the rest of the state's economy went through a period of strong economic growth. Tooele County is Utah's slowest-growing county in employment between 1989 and 1998.
- ◆ Despite the fact that government employment has declined in the county, it still is the largest employment industry, accounting for 31.7 percent of all employment. However, now local government employment is nearly as large as federal government employment. The local school district dominates local government employment.
- ◆ The trade industry is the next largest, accounting for 17.2 percent of employment. Restaurants employ the most in this industry.
- ◆ Manufacturing accounts for 14.3 percent of employment. With the marketing of the former Army Depot's North Base for industrial purposes, manufacturing should continue to be a growth segment of the economy.
- ◆ An industry introduced this decade is waste disposal businesses that handle the nation's sensitive waste materials. Tooele County's vast land mass attracted this industry, and it has become a major employer in the county, employing over 1,000 workers.

- ◆ Federal government expenditures of \$231 million in 1998 are substantial for a county of Tooele's size. What has changed is that non-defense federal expenditures, such as social security, Medicare, federal employee retirement, etc., are now higher than defense-related federal expenditures.

## Wages and Income

- ◆ Tooele County's 1998 average monthly wage totaled \$2,460, the third highest county in Utah. This figure is 11 percent higher than the statewide average monthly wage.
- ◆ Tooele County has a history of higher-than-the-state-average monthly wages. However, its percentage of excess has been shrinking: in 1994 the county's wages were 24 percent higher than the statewide average.
- ◆ The industries responsible for this higher-than-the-state-average wage are several, including mining, construction, manufacturing, T.C.U., and government.
- ◆ Wages account for 73 percent of the county's total personal income. This closely mirrors the statewide average. Other income shares differ from the state average.
- ◆ Incomes derived or augmented through dividends, interest, and rents generally produce higher income levels. While this accounts for 13.3 percent of the statewide personal income, it constitutes only 7.6 percent of Tooele County's personal income.
- ◆ Transfer payments, the third source of personal income, is comprised of fixed-income sources, such as social security, welfare, retirement benefits, etc. This is generally a lower-income component. While it accounts for 14.9 percent of the statewide personal income, it represents 19.9 percent of Tooele County's personal income.
- ◆ This heavier-than-average reliance upon transfer payments may provide the answer as to why Tooele County, with wages distinctly higher than the statewide average, has a lower per capita personal income (\$17,100 for 1997) than the statewide average (\$20,432).

## Other Economic Indicators

- ◆ Construction activity in Tooele County has increased as the current decade has unfolded, but 1997 marks the year of a dramatic increase in construction activity. This strong increase continued into 1998.
- ◆ Residential construction was extensive in 1997 and 1998, the result of Salt Lake County's population mass "spilling" around the mountain and into Tooele County. This spillover effect should be a long-term phenomenon.
- ◆ While new residential permits approved reached a new high in 1996 at 323 units, 1997's approval of 1,013 units shattered that level and marked a dramatic change from the county's historical pattern. This continued in 1998 with the approval of 1,012 residential units.
- ◆ Most of the new construction is single-family homes, but 1997 and 1998 did see the approval of many more multi-family units than were ever approved before.
- ◆ Monitoring gross taxable sales is another tool used to analyze an area's economic fortunes. Tooele County's taxable sales are strong and rising, even when factoring out inflation's effects. Taxable sales have increased at a very marked rate since 1993.

# Fact Sheet

# Tooele County

## Population

As of July 1	1995	1996	1997	1998	1999
Total Population	29,547	30,493	31,997	33,202	35,847
% Change from Prior Year	0.8%	3.2%	4.9%	3.8%	7.9%

Source: Utah Governor's Office of Planning and Budget.

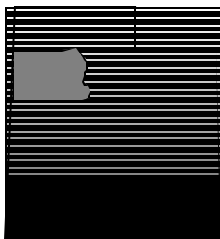
## City Population

	1999
Grantsville	6,160
Ophir	33
Rush Valley	406
Stockton	543
Tooele City	16,907
Vernon	206
Wendover	1,378
Remainder	10,214

## Labor Force

	1995	1996	1997	1998	1999
<b>Labor Force</b>	11,178	11,394	11,517	11,659	11,794
<b>Employed</b>	10,549	10,795	11,013	11,074	11,137
<b>Unemployed</b>	629	599	504	585	657
<i>Rate</i>	5.6	5.3	4.4	5.0	5.6
<b>Nonfarm Jobs</b>	9,713	10,208	10,393	10,602	na
<i>% Chg. Prior Year</i>	1.4	5.1	1.8	2.0	na
<b>Mining</b>	213	180	121	68	na
<b>Construction</b>	605	719	815	814	na
<b>Manufacturing</b>	1,050	1,183	1,499	1,517	na
<b>Trans./Comm./Utilities</b>	1,301	1,354	1,274	1,273	na
<b>Trade</b>	1,600	1,643	1,743	1,823	na
<b>Finance/Ins./Real Estate</b>	171	180	221	295	na
<b>Services</b>	1,315	1,293	1,348	1,446	na
<b>Government</b>	3,458	3,656	3,372	3,366	na
<b>Total Establishments</b>	537	549	570	616	na
<b>Total Wages (\$Millions)</b>	259.8	284.7	298.9	313.0	na

Source: Utah Department of Workforce Services.



For years, Tooele County had been relegated as a fiefdom of the Pentagon, as U. S. Army bases were the backbone of the county's economy. With recent defense downsizing, national defense has become a smaller part of the county's economic structure, and other industries have emerged, producing a more diverse economic base. Growth issues are a new challenge, as the expansion of Utah's population mass along the Wasatch Front is beginning to reach westward into Tooele County.

# Income and Wages

	1994	1995	1996	1997	1998
Total Personal Income (Million of \$)	440	472	508	552	573
Per Capita Income	\$16,000	\$16,090	\$16,264	\$17,542	\$17,200
Avg. Household Income (Tax Data)	\$35,293	\$37,485	\$38,721	\$40,819	42,642
Average Annual Nonfarm Wage	\$27,877	\$26,742	\$27,892	\$28,768	\$29,526

Source: U.S. Bureau of Economic Analysis, Utah State Tax Commission, Utah Dept. of Workforce Services.

# Other Indicators

	1994	1995	1996	1997	1998
Gross Taxable Sales (\$000)	189,413	204,823	229,458	247,598	282,755
Permit-Authorized Construction (\$000)	26,651	29,157	31,487	86,661	120,770
New Residential Building Permits	230	271	323	1,013	1,012
Res. Building Permit Value (\$000)	22,351.1	24,007.6	28,868.1	76,347.0	92,102

Source: Utah State Tax Commission, University of Utah Bureau of Economic and Business Research.

# Largest Employers



**Tooele Army Depot**



**Tooele County School District**



**EG&G Defense Material**



**Magnesium Corporation**



**Dugway Proving Grounds**



**Detroit Diesel**

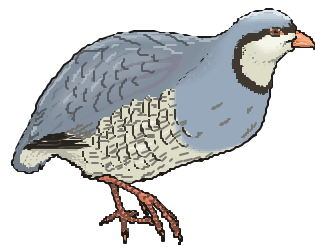


**Tooele Valley Healthcare**

# For More Information

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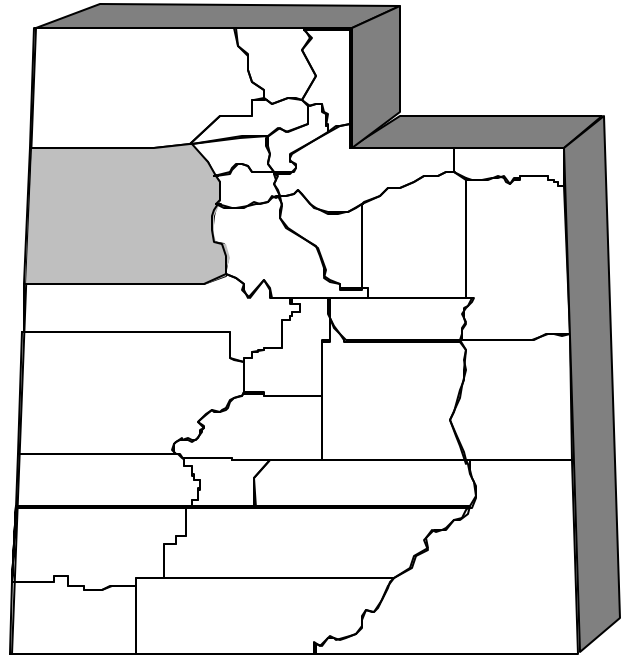
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# Introduction

# Tooele County, Utah

## Living in the Oquirrh's Shadow



Tooele County is a 6,946-sq-mile land mass (second largest in the state) encompassing a large portion of Utah's western desert. Established in 1850, it is one of Utah's first counties. Although large in size, the county is sparsely populated, containing a 1999 population of 35,850 (eighth largest in Utah). Tooele City is the county seat and the largest city, with a 1999 population over 17,000. The Oquirrh Mountains form much of the county's eastern boundary, providing a cushion and isolation from heavily populated Salt Lake County to the east. The valley that forms below the Oquirrh's western slope harbors the population centers of Tooele County. The vast majority of the county is arid desert lands, largely utilized by the nation's military establishment (and thus not for development).

Since World War II, the county's economy has been dominated by national defense. This has provided many residents with a high standard of living, but to a degree, has also served to limit the area's growth potential. The closure of the Army's North Depot in 1990 is leading to its conversion into civilian industrial use. Couple this with the advent of information technology and its subsequent growth in Utah, and Tooele County is primed to grow and develop at a very rapid rate. With its proximity to the Salt Lake International Airport, transportation arteries, and available land, Tooele County's abundant economic potential is scarcely tapped.



Population

# Population Profile

Tooele County's 1999 population of 35,850 reflects a population buildup that began in the early 1990's and continues today. As the graph below depicts, the county's population showed minimal change during the 1980's. With the closure of the North Depot in the early 1990's, the population declined as many Depot workers moved to other U.S. army bases, or simply moved from the area to take jobs elsewhere.

The change in America's economy during the 1990's, resulting from the advancement of information technology, has produced a rapid population buildup in Utah. Utah has thrived in this environment with its educated workforce, unspoiled landscape, and its technology-friendly mind set. Salt Lake County grew rapidly, and its popu-

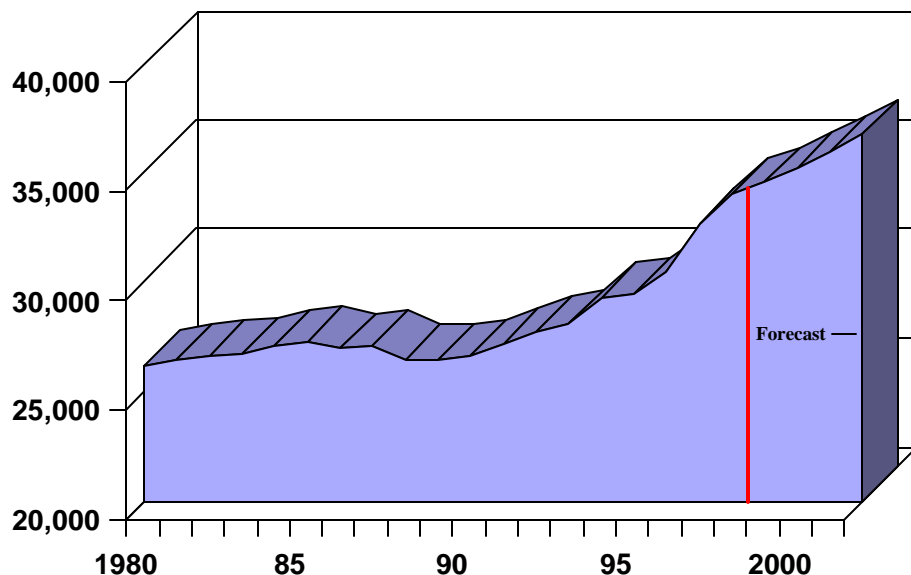
lation mass is "spilling" around the Oquirrh Mountains into Tooele County. THIS IS A TREND THAT WILL CONTINUE. As the Wasatch Front fills, Utah's eye will look elsewhere for available, developable land. Tooele County lies directly within this bulls eye.

Tooele County's population will grow rapidly as the new century approaches, and beyond. Utah is in a position for long-term growth, as its economic picture is solid. Utah's urban sprawl will continue, meaning Tooele County will grow. However, until the international business community discovers the virtues of Tooele County, the county's economic potential will be underachieved. The county can become more than just a "bed-room" community for the Wasatch Front.

It is important for the county to understand its potential, to address any shortcomings, and to plan toward economic promotion. Preparing the infrastructure is one example, as is understanding how important education has become, and will continue to become, in the world economy.

## Tooele County Population 1980 - 2002

Population growth has accelerated in the 1990's. Look for this to continue into the next century, as Utah's overall economic strength will translate into Tooele County growth.



Source: Governor's Office of Planning and Budget.

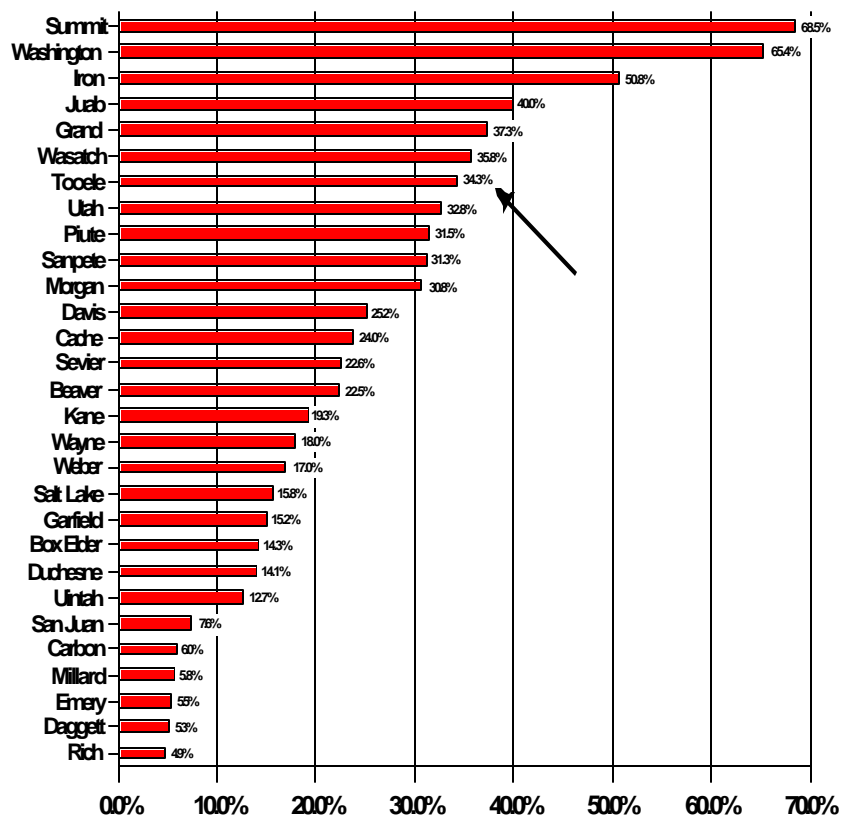
Population Distribution				
	1998	1999	2002	2010
Grantsville	5,876	6,160	7,099	9,144
Ophir	33	33	35	42
Rush Valley	382	406	491	652
Stockton	520	543	618	794
Tooele City	16,141	16,907	18,387	20,452
Vernon	194	206	249	294
Wendover	1,393	1,378	1,333	1,302
Remainder	9,034	8,981	8,551	13,794
Total	33,573	34,615	36,762	46,474

Source: Governor's Office of Planning and Budget,  
1998 calculation Department of Workforce Services.

Although no other county has added more people than Salt Lake County since 1990, there are many Utah counties in which the *percentage of growth* far exceeds that which has occurred in Salt Lake County. Aesthetics and climate are the characteristics of the fastest growing counties, which include Summit, Washington, and Grand counties. Others are affected by urban sprawl, such as Wasatch, Morgan, and Tooele counties.

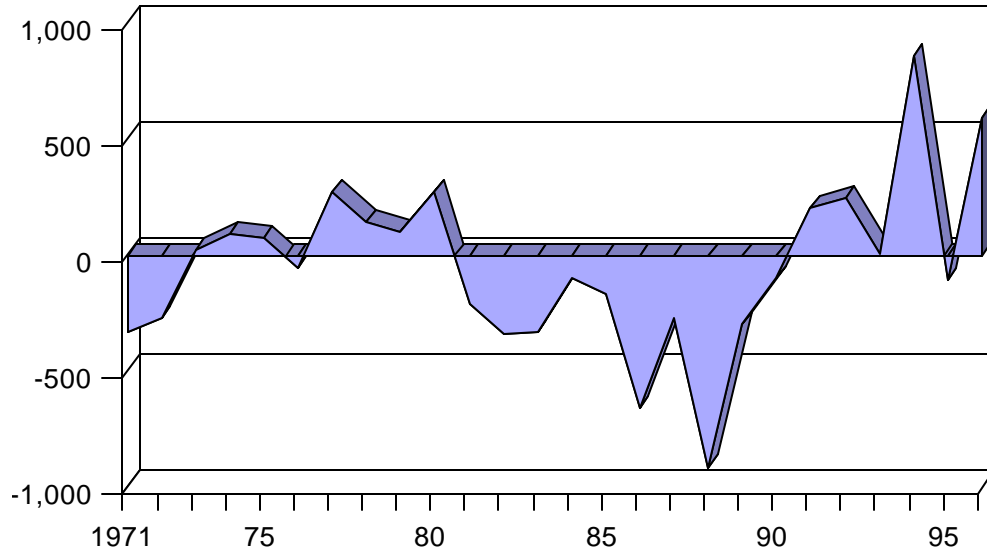
## Population Growth by County 1990 - 1998

All of Utah's counties experienced population growth during the 1990's.



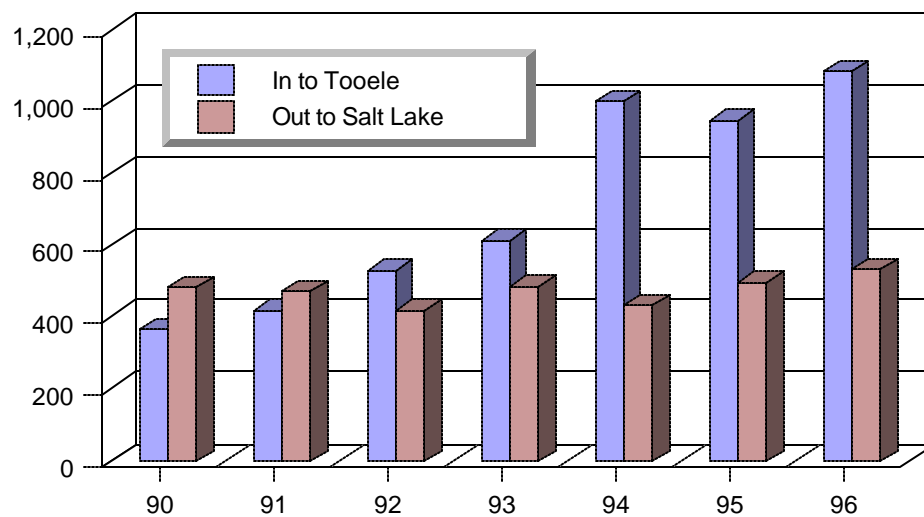
Source: Wasatch Front Regional Council.

## population net-migration pattern tooele county 1971 - 1996



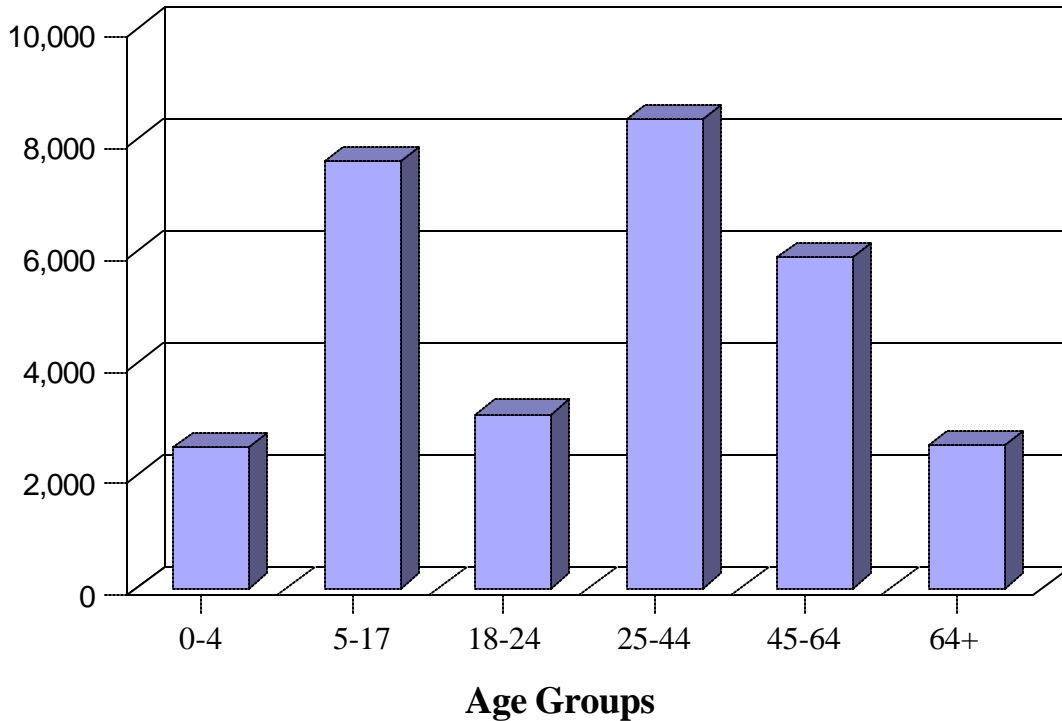
Source: Governor's Office of Planning and Budget.

## population migration between salt lake and tooele counties 1990 - 1996



Source: Internal Revenue Service file, Governor's Office of Planning and Budget.

## population age distribution tooele county 1996

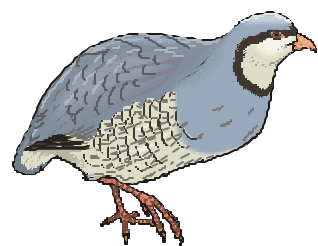


Source: Population Estimate Program, U.S. Bureau of the Census.

Population migration patterns in Tooele County appear to go through multi-year phases. Several years of net in-migration occur, then are followed by periods of out-migration. Most of the 1980's were characterized by large amounts of out-migration, with the peak of the outflow reached in 1988. The 1990's have been a decade of net in-migration.

Most of the county's population exchange is with Salt Lake County. Throughout the

1990's, there is a high level of population interchange between these two counties. For example, in 1996, 535 individuals moved from Tooele County to Salt Lake County, while 1,086 individuals made the reverse move. The movement of people from Tooele County to Salt Lake County has been a relatively constant flow, while the movement from Salt Lake to Tooele County has been a dynamic phenomenon, with extreme increasing occurring in the past three years.



Employment

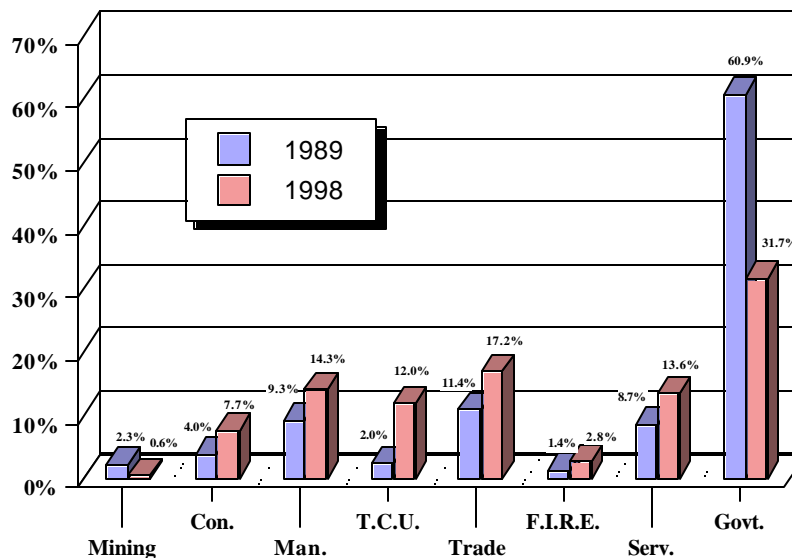
# Economic History

Economically, Tooele County is small. But this is merely the natural results of its existence within the framework of the Industrial Era that dominated America since the 1800's. Western state economies were stunted within this industrial framework due to geographic isolation. The remainder of the nation thrived. The primary western economic bases that developed within this industrial framework were mining, ranching, and agriculture; particularly outside of the urban centers. These industries can provide a respectable income level, but they are limited in their scope of supporting a large population mass.

During and after World War II, another economic option developed: National Defense. This segment has dominated Tooele County's economy, almost to the point where the county was a fiefdom of the Pentagon. The Tooele Army Depot (TAD), with both a north and south portion, and Dugway Proving Grounds, were outgrowths of WWII and the Cold War. Both encompass large portions of the county's land mass. The Air Force had a presence with a large heavy-bomber base in Wendover during WWII (now defunct, but the remnants of which can still be viewed) and a west-desert bombing range that is now used by Hill AFB.

The result was that by the end of the 1980's, when defense employment reached its peak in the county, government employment accounted for 61 percent of ALL employment, with 80 percent of this federal defense.

percent of employment by major industry  
tooele county  
1989, 1998



Source: Utah Department of Workforce Services, Workforce Information.

Then came the collapse of the Soviet Union and the end of the Cold War. The mood in Washington shifted from defense buildup to defense downsizing. Tooele County's economy immediately felt the effect. In 1989, federal employment numbered just over 5,100. Two years later this has fallen to 4,400. By 1994, another 2,000 jobs were gone with the closure of TAD's north base. Currently, federal employment is in a somewhat stable situation, numbering around 1,800 workers.

The result of this declining federal employment is fewer high-wage positions. Tooele County did, and still does, have one of the highest average-wage levels in Utah. This is the legacy of federal government employment. High wages are the major advantage of having military employment intertwined within a local economy. The flip side is that the economics of military installations do not answer to the supply-and-demand components that drive the rest of the economy. The economic livelihood of a military environment is based upon

political decisions, not economic decisions, and these political decisions can be more fickle than the powers that respond to supply and demand.

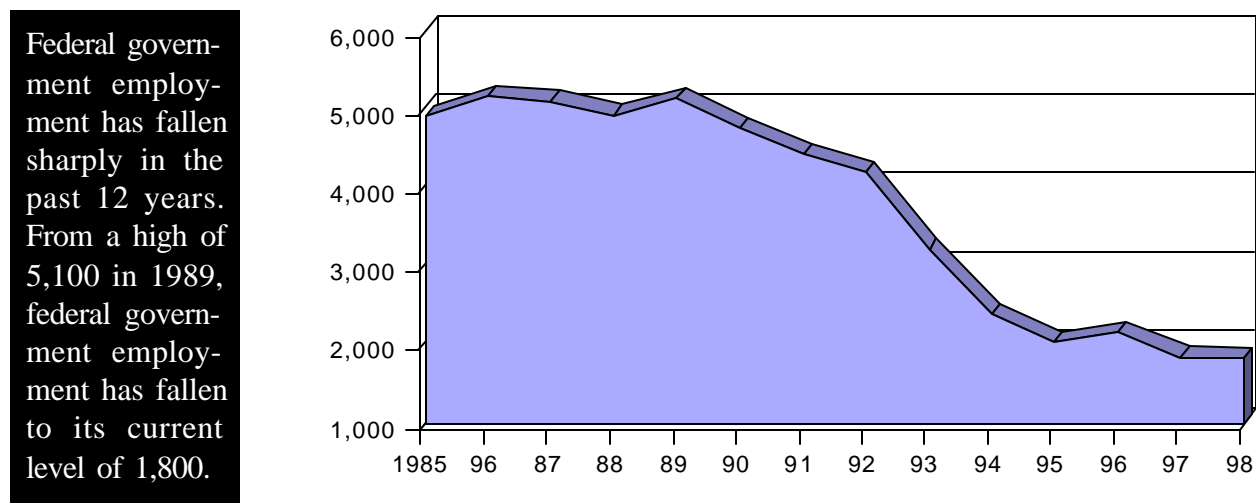
With the large loss of federal government jobs during the early 1990's, Tooele County's economy reeled. As the rest of the state embarked on a particularly strong period of employment growth, Tooele County's job numbers fell by nearly 10 percent. From 1990 to 1994, Tooele County was the state's only county to show a declining job count, the result of economic imbalance.

An economy with limited diversification is vulnerable to widespread disruptions when the dominant industry experiences an economic downturn. This is the position Tooele County found itself in as the 1990's unfolded.

Several approaches are available for evaluating Tooele County's degree of relative industrial specialization or, conversely, diversification. One approach is to compare Tooele County's distribution of employment across industries with that of

## federal government employment in tooel e county 1985 - 1998

*Employment*



Source: Utah Department of Workforce Services.

the U.S. economy. This way of conceptualizing industrial diversity effectively captures how similar Tooele County's industrial structure is to that of the nation. The implicit assumption is that the national economy is fully diversified.

One such measure is the Hachman Index, the product of a University of Utah economics professor. Within this index, a value of one represents a fully diverse economy, and the values below one represent lesser degrees of economic diversity.

A review of Tooele County's economy in the context of the Hachman Index shows an economy that was historically limited in its diversity, but has since been moving toward a higher (and more healthy) degree of economic diversity.

Tooele County's low point was reached in 1987 with an index level of 0.36. This depicts an economy that is highly specialized, and also highly dependant upon one or two primary industries. In Tooele County's case, it was federal government employment.

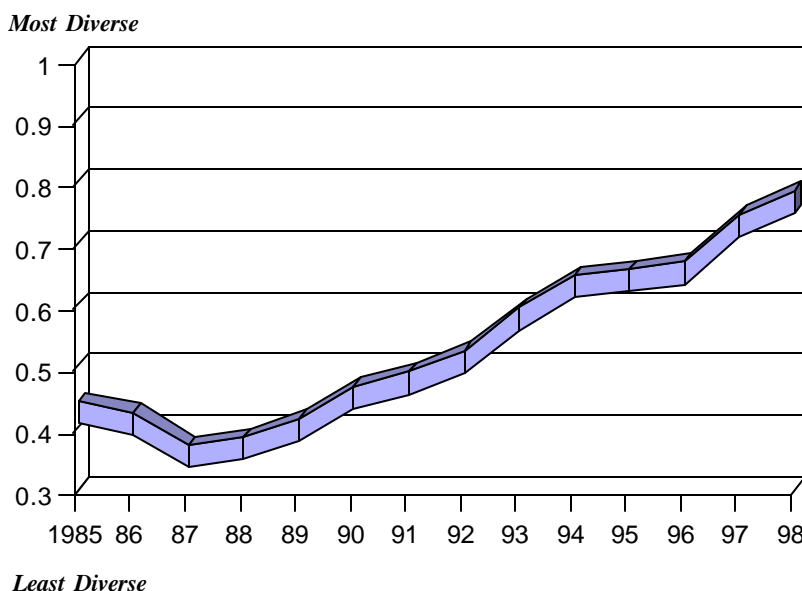
Since then, a larger degree of economic diversity has developed. In conjunction with the downsizing of the defense industry, other industries emerged and are now making greater contributions to the Tooele County economy, including the waste disposal industry, manufacturing, and construction.

The bottom line is that Tooele County's economy has become more diverse and not so specialized in government work. The current Hachman Index level stands at 0.77, which represents a much higher level of economic diversity than the 1987 economy.

Economic diversity in itself does not guarantee economic prosperity. But it does offer an economy a cushion, as employment distribution across many industries diffuses the possibility of one industry's troubles crippling the entire economy.

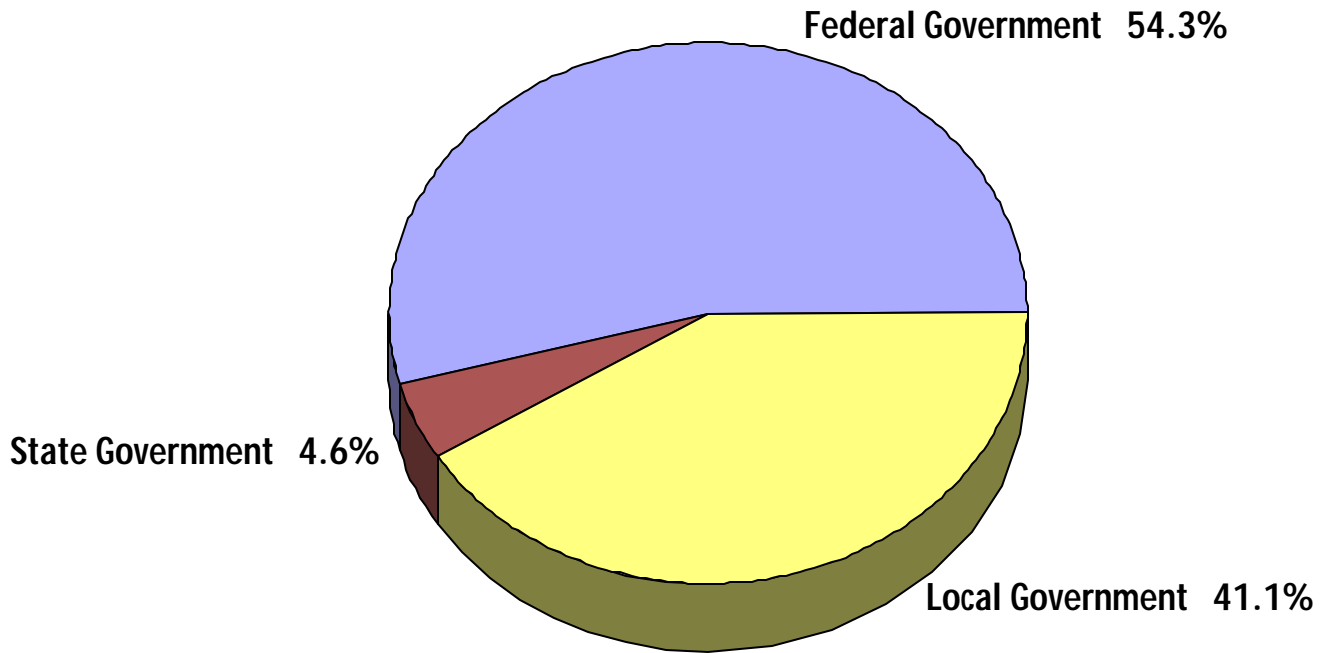
## hachman index of tooel e county industrial diversity 1985 - 1998

The Hachman Index measures the degree of diversification within an economy. A number approaching 1 indicates a high degree of economic diversity, which economists view as a favorable situation.



Source: Frank Hachman, Bureau of Business and Economic Research, University of Utah.

Tooele County  
Government Employment Distribution  
1997



Source: Utah Dept. of Workforce Services.

The nature of government employment in the county has changed. No longer does the federal government dominate government employment. Local government is also a major employer in the county. The federal government accounts for 54 percent of government employment, while local government constitutes 41 percent. The largest local government employer is the Tooele County School District.

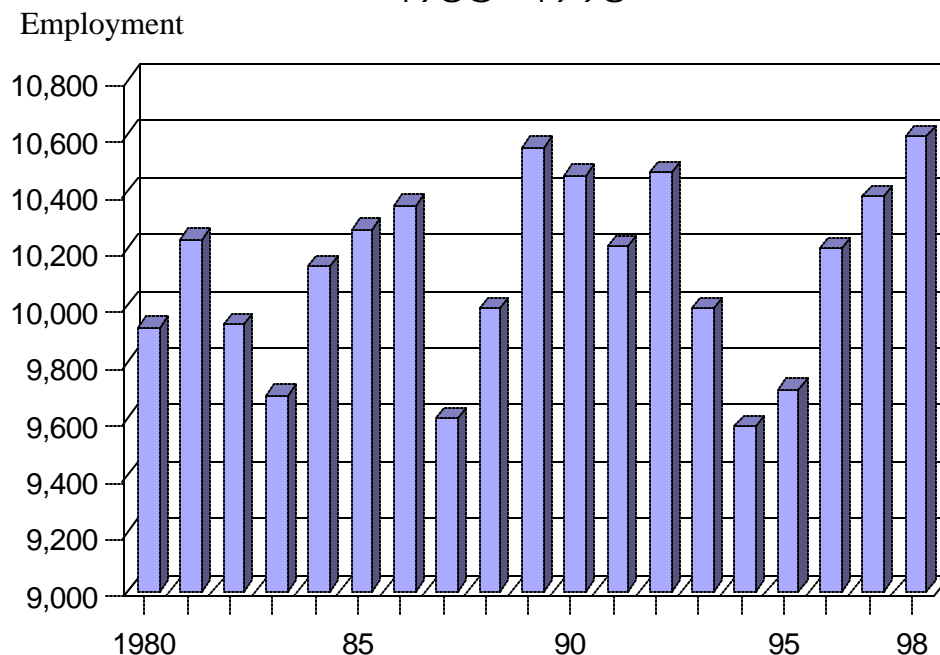
## Current Employment

Tooele County's nonfarm employment for 1998 reached 10,600. This represents a 9.2 percent increase in just three years. However encouraging this sounds, the county's employment level is just barely above the peak employment reached in 1989. It has taken the county nine years to reclaim the employment levels once experienced before the onset of the federal government employment cutbacks. The bulk of this rebound has occurred in the past three years.

Tooele County's recent employment history illustrates the negatives that can be associated with an over dependence upon one industry. The reliance on federal government employment stunted any movement toward a diversified economic base. When federal government employment collapsed, the lack of diversification pulled down the entire economy. The result was a nine-year period of virtually no economic growth. The economy actually bottomed-out in 1994-95 and began a recovery in 1996 and 1997.

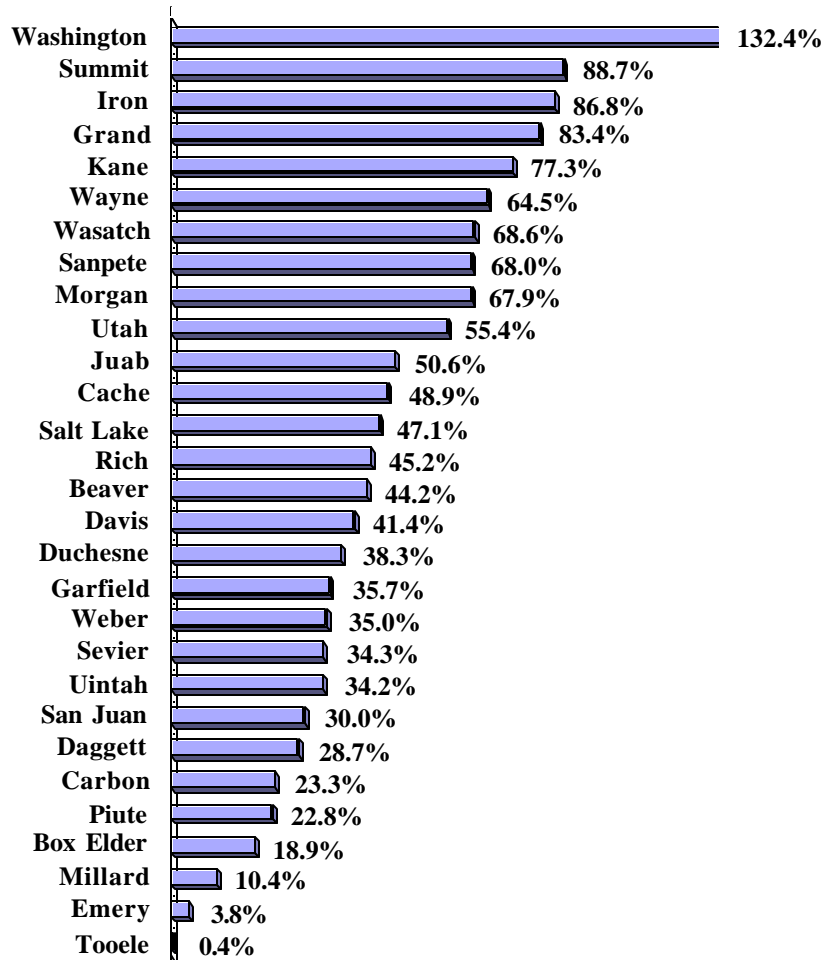
Between 1989 and 1998, **all** Utah counties experienced employment growth. Even Tooele County, but it stands in stark contrast to the rest of the state (growth across this period was less than one percent. While the majority of the state was enjoying the economic benefits of a dynamic economic decade, Tooele County basically stood still.

Tooele County nonfarm employment  
1980 - 1998



Source: Utah Dept. of Workforce Services.

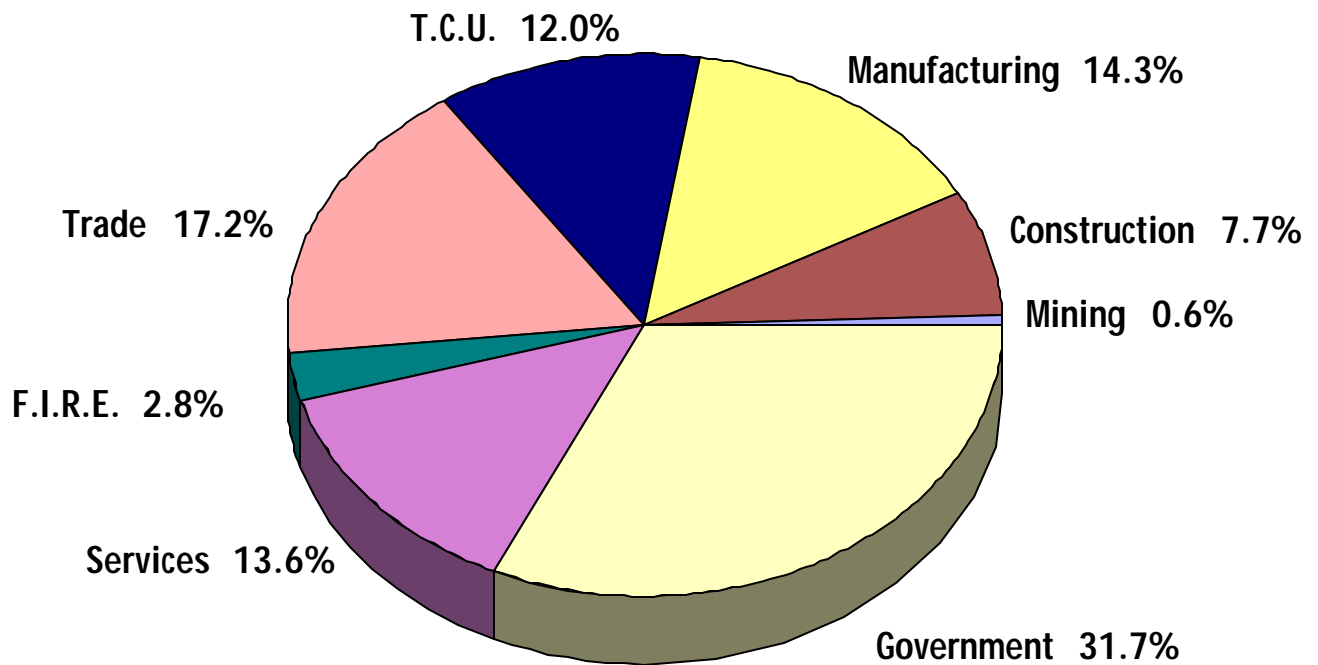
# Per cent empl oyment change utah's counties 1989 - 1998



Source: Utah Dept. of Workforce Services.

Rapid employment growth occurred throughout most of Utah during the prosperous 1990's. But Tooele County stands in contrast to this statewide phenomenon. An over-reliance on the defense industry and its subsequent collapse doomed the county to a sub-par economic performance while the economic conditions throughout the state were prime for economic growth.

## Tooele County Industrial Distribution: 1998



Source: Utah Dept. of Workforce Services.

The employment distribution in Tooele County is still dominated by government. The share of government employment is still high at 31.7 percent (compared with a 17.2 percent share for the state as a whole), but the good news is that the distribution of government employment is more diverse. Federal government no longer dominates, as local government has a larger share of the pie. Since most of the county's local government employment is related to the public school system, these jobs are stable. Currently, federal government employment accounts for 17 percent of all employment, down significantly from its 49-percent share in 1989.

Trade, manufacturing, services, and the transportation/communication/utilities (T.C.U.) divisions each comprise between 12 and 17 percent of total employment.

The T.C.U. sector has seen the largest growth this decade, as the introduction and expansion

of the waste disposal industry has added a new economic industry to the county's mix. At the decade's start, there were only two companies classified as waste disposal businesses employing around 20 workers. By 1996, this had expanded to six companies employing over 1,000 workers. In 1997, there was some consolidation and employment reductions. But in 1998, employment has again risen over 1,000.

The trade industry accounts for 17.2 percent of Tooele County's employment base, the second largest employment industry. Trade businesses include department stores, grocery stores, auto dealers and service stations, and restaurants, among others. From this list, the ones that have experienced growth this decade are department stores, auto dealers and service stations, and restaurants. Employment levels in all other retail classifications have remained relatively unchanged this decade.

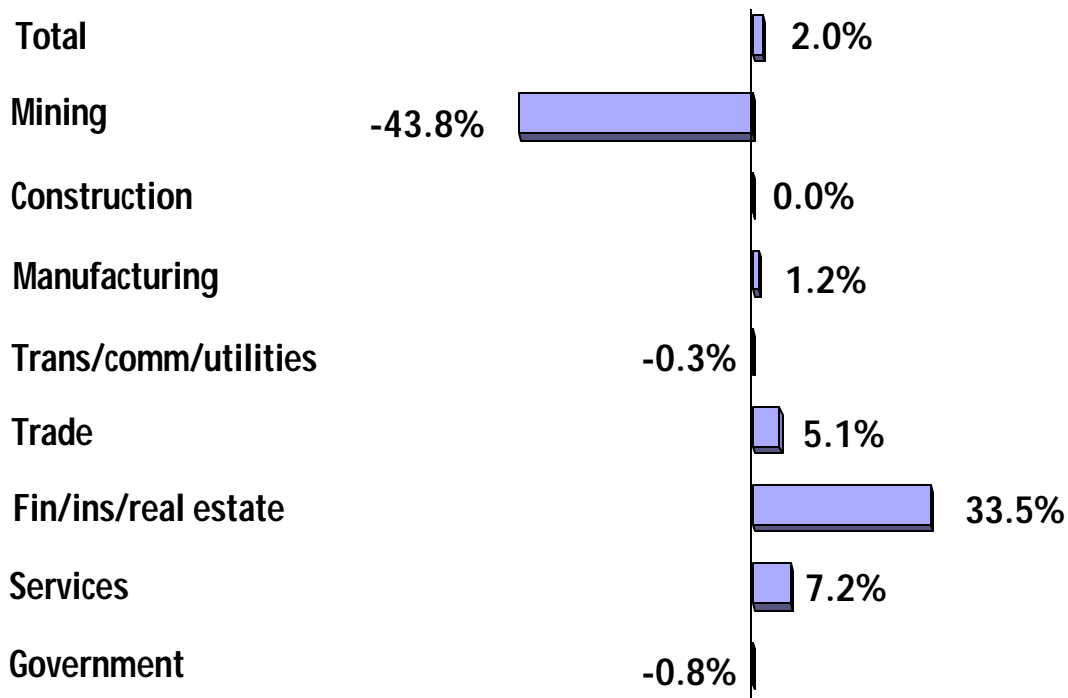
The service industry in Tooele County differs from the service industry in Utah and the United States in that its share of total employment is well below the national average. Providing services for consumers and businesses is the major industry in this country. In Tooele County, it plays more of a secondary role. With the Salt Lake metropolitan area being a reasonable commute, many of the county's residents and businesses obtain their "services" in Salt Lake County. Thus the county "imports" its services from elsewhere, and this trend seems difficult to reverse as the abundant services in Salt Lake County are quite attractive. The largest service-industry employer in Tooele

County is the health care industry.

So how does the Tooele County economic distribution compare with the economic distribution found throughout Utah? Lets reproduce the industrial distribution chart of Tooele County found on page 27 and compare it with a comparable chart of Utah's industrial distribution (found on page 30).

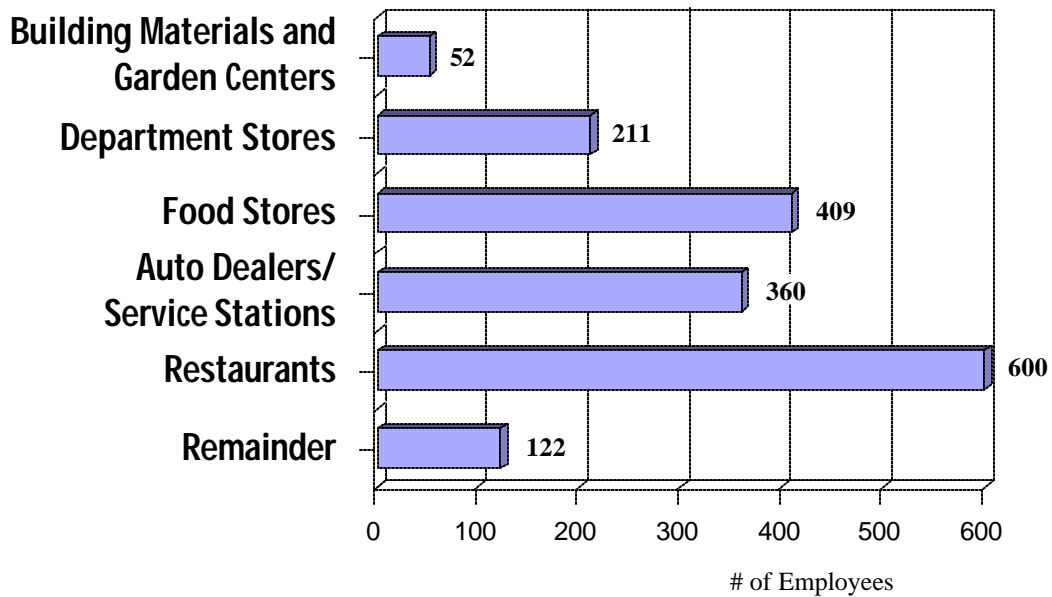
Again, government and services stand out as the industries differing in Tooele County with the state's distribution. In addition, the trade sector is smaller in Tooele County, and the T.C.U. industry is much larger than the state average due to the waste disposal industry.

### employment change by industry tooele county 1997 - 1998

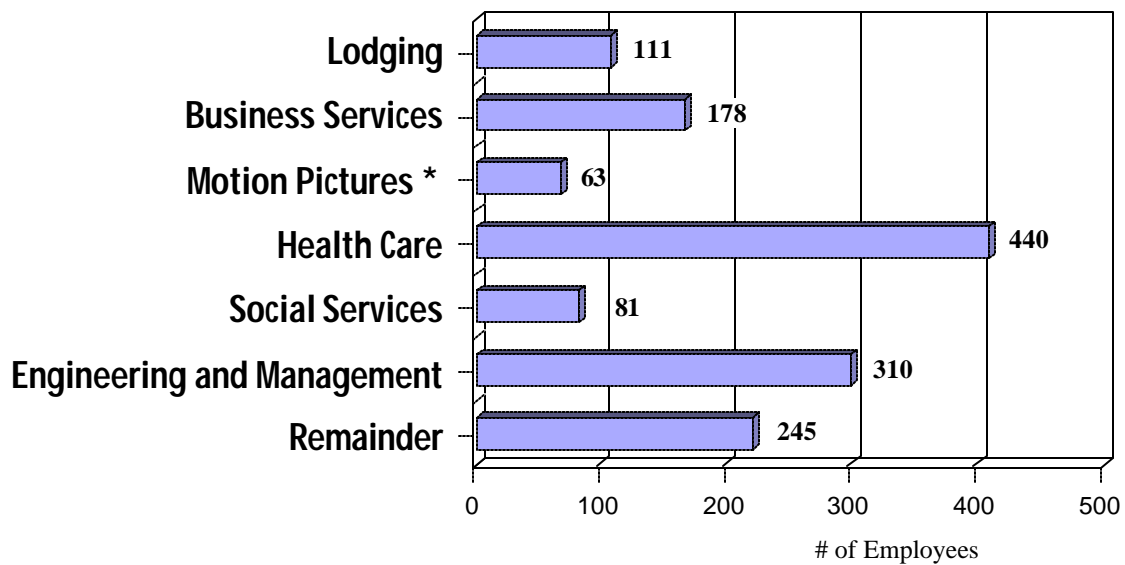


Source: Utah Dept. of Workforce Services.

# Retail trade employment distribution tooele county 1998

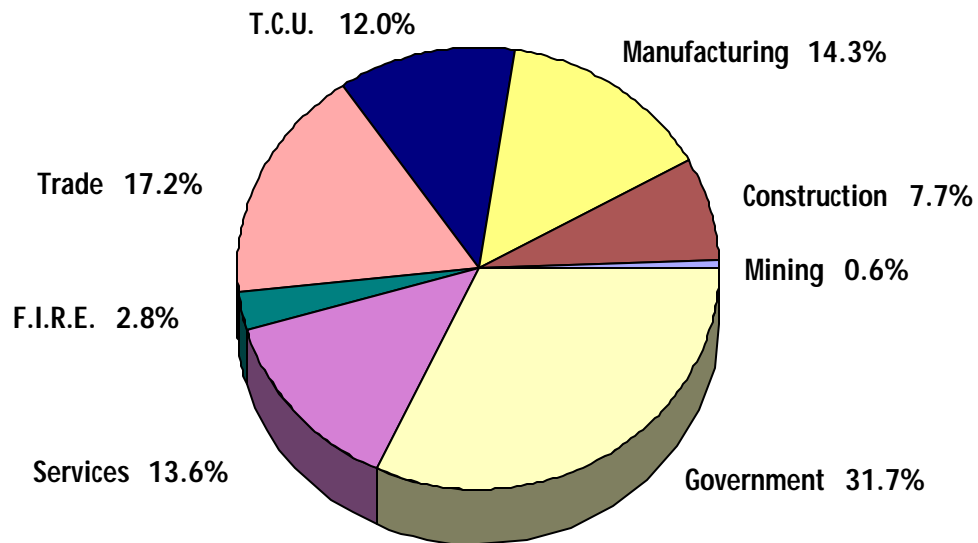


# services employment distribution tooele county 1998

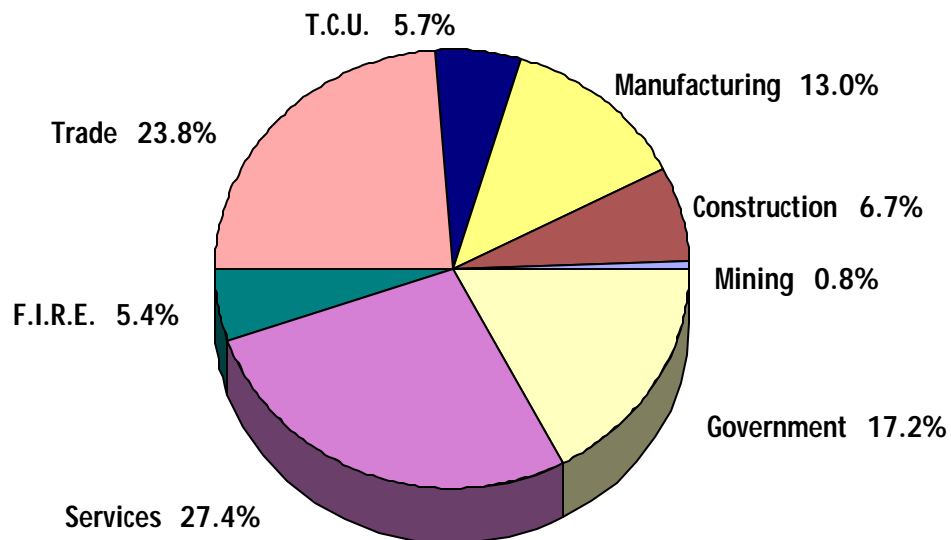


Source: Utah Dept. of Workforce Services.  
\* Includes video rental stores and movie theaters.

## Tooele County Industrial Distribution: 1998



## Utah Industrial Distribution: 1998



Source: Utah Dept. of Workforce Services.

# Largest Employers in Tooele County 1999\*

<u>Employers</u>	<u>Industry</u>	<u>Employment Range</u>
Tooele Army Depot	National Defense	800-1,000
Tooele County School Dist.	Public Education	800-1,000
EG&G Defense Material	Waste Management	500-700
Magnesium Corporation	Manufacturing	500-700
Dugway Proving Grounds	National Defense	300-500
Detroit Diesel	Manufacturing	300-500
Tooele Valley Healthcare	Hospital	300-500
Tooele County Corp.	Government	100-300
Wal-Mart	Department Store	100-300
Envirocare of Utah	Waste Management	100-300
Safety Kleen	Waste Management	100-300
Tooele City Corp.	Government	100-300
Lockheed Martin	Engineering	100-300
Morton International	Manufacturing	100-300
Broken Arrow Inc.	Construction	100-300
Smiths Food King	Grocery Store	100-300
TA Operating Corp.	Auto Plaza	100-300
Albertson's	Grocery Store	100-300
Flying J	Auto Plaza	100-300
NAF Financial Services	Government	100-300

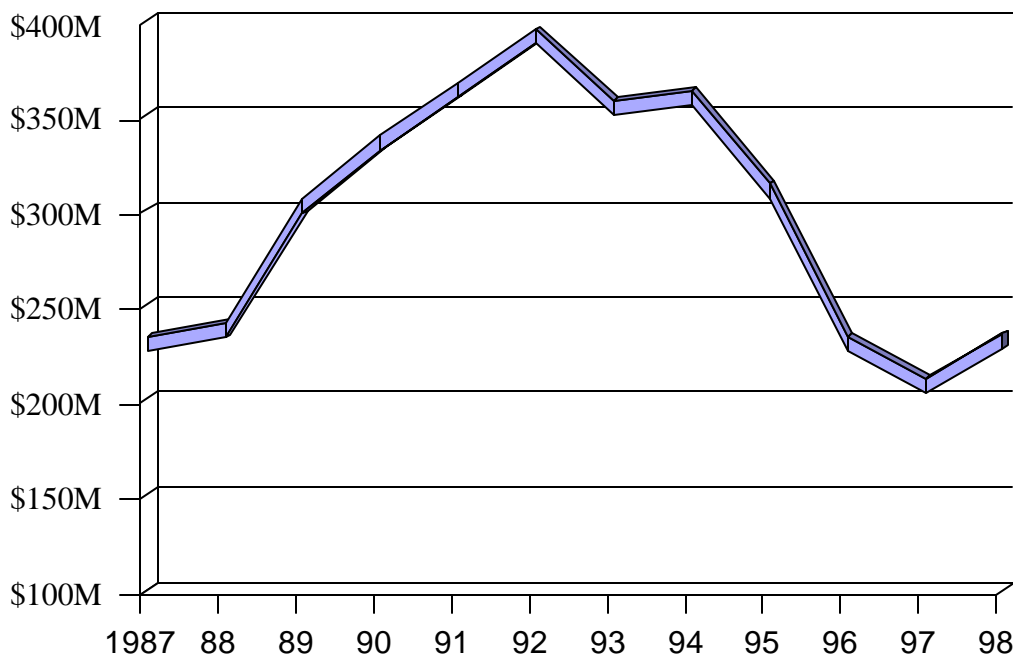
\* Based upon third quarter 1998.

## Federal Government Expenditures

The Federal Government is an important monetary source for Tooele County. Defense employment, though waning, is still an integral part of Tooele County's economic landscape. But federal monies spent in Tooele County are not just limited to defense activity. The federal government also accounts for other payments, such as grants to local government, and payments to individuals through Social Security, Medicare, or federal employee retirement.

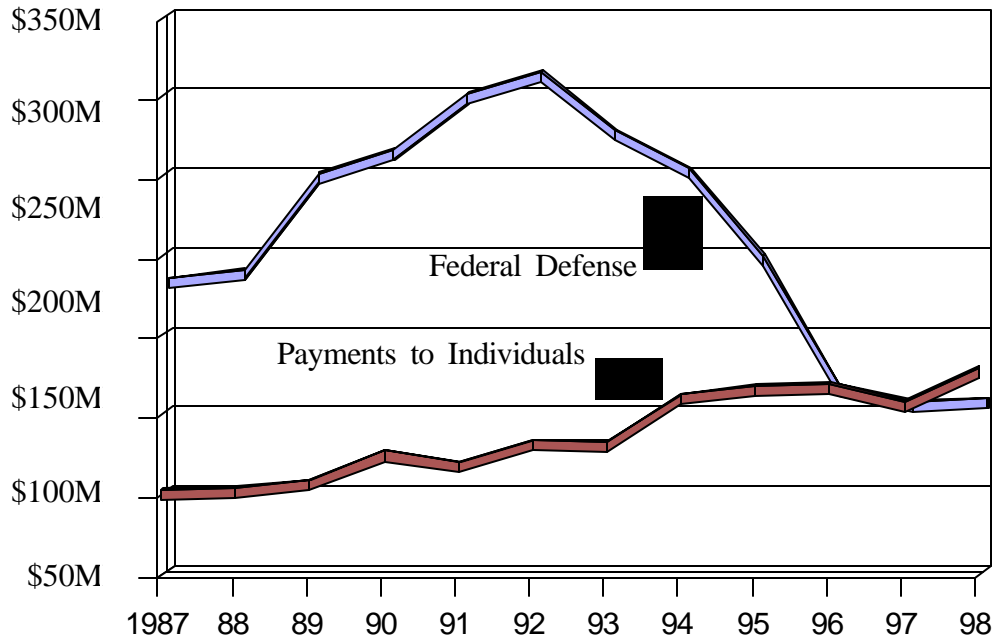
Federal government expenditures have fallen drastically in Tooele County since 1992. This should come as no surprise with the downsizing of the defense industry. Federal expenditures in the county peaked in 1992 around \$392 million. In just four years, these expenditures have fallen to around \$230 million. However, in 1998, federal government expenditures increased for the first time since 1992.

total federal government expenditures in  
tooele county  
1987 - 1998



Source: Consolidated Federal funds Reports 1987 - 1998, U.S. Dept. of Commerce.

# components of federal government expenditures in tooele county 1987 - 1998



Source: Consolidated Federal Funds Reports 1987 - 1998, U.S. Dept. of Commerce.

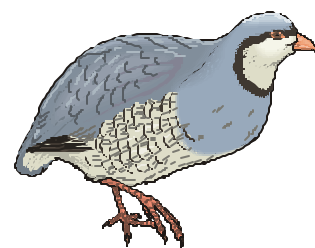
The interesting part is the nature of these expenditures and their share of total expenditures. On one side is federal defense spending, which includes salaries and contract expenditures. The other side is non-defense expenditures. These include payments directly to individuals (such as Social Security payments, Medicare, federal employee retirement, etc.), grants, and non-defense salaries. Payments to individuals are the largest form of federal government expenditures in Utah.

In the past, federal defense expenditures were much higher in Tooele County than were non-defense expenditures. But with declining defense outlays, 1996 marked a turning point in that non-defense expenditures (\$117.2 million) exceeded defense expenditures (\$112.9 million).

## **Federal Government Expenditures Tooele County 1988 - 1998**

	<u>Defense</u>	<u>All Other*</u>
<b>1998</b>	<b>\$104,372,000</b>	<b>\$127,116,000</b>
<b>1997</b>	<b>\$102,240,000</b>	<b>\$105,729,000</b>
<b>1996</b>	<b>\$112,884,504</b>	<b>\$117,170,505</b>
<b>1995</b>	<b>\$194,462,000</b>	<b>\$115,829,442</b>
<b>1994</b>	<b>\$249,394,450</b>	<b>\$110,313,918</b>
<b>1993</b>	<b>\$273,328,000</b>	<b>\$80,909,995</b>
<b>1992</b>	<b>\$310,285,000</b>	<b>\$81,575,091</b>
<b>1991</b>	<b>\$296,109,000</b>	<b>\$67,564,455</b>
<b>1990</b>	<b>\$260,780,000</b>	<b>\$74,815,278</b>
<b>1989</b>	<b>\$246,050,000</b>	<b>\$56,402,617</b>
<b>1988</b>	<b>\$185,434,000</b>	<b>\$51,689,939</b>

\* All Other includes payments to individuals, local government grants, non-defense salaries, and other grants and payments.



Wages and I ncome

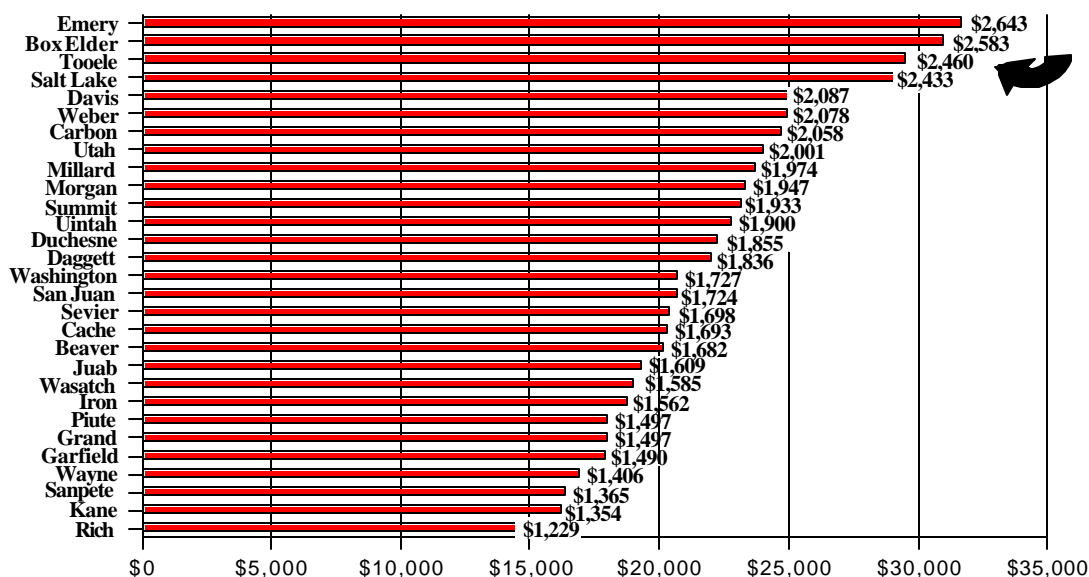
# Wages and Income

Probably the most difficult economic measures to analyze are those dealing with how much people earn and how much income they receive. Aggregate measures are often misleading. And, using wages as a proxy for economic well-being can produce mistaken conclusions. The available data is rarely tabulated in the most useful manner. Worse, it is usually dated. In addition, the whole issue of why people earn different wages is incredibly complex. Yet, despite all these drawbacks, let's tackle the issue.

One of the most current and accurate measures of earnings results from the collection of data through the state's unemployment insurance program. Employers covered under the unemployment insurance laws are required to report quarterly the number of workers on their payrolls and how much they earned. This gives average quarterly and annual wages.

This data covers the vast majority of jobs in the state. On the other hand, all positions are just lumped together - whether they be full-time, part-time, or temporary. Hourly wages, which would be a much better indicator of worker earning power are just not available (because they aren't required by law).

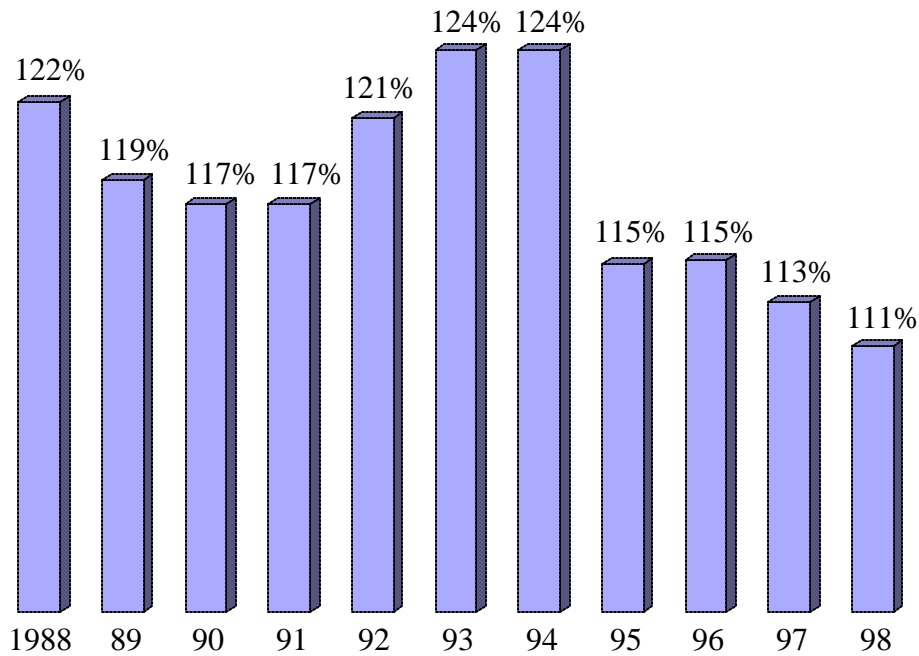
1998 average wage  
by county\*



\* Average yearly wage is represented by the x axis; the monthly equivalents are shown at the edges of the bars on the graph.

Source: Utah Department of Workforce Services.

tooele county average monthly wage  
as a percent of utah average  
1988 - 1998



Source: Utah Dept. of Workforce Services.

With that, Tooele County's 1998 average monthly wage totaled \$2,460. This marks Tooele County with the third highest average monthly wage in the state, following only Emery and Box Elder counties. This average monthly wage is 12 percent higher than the statewide average monthly wage.

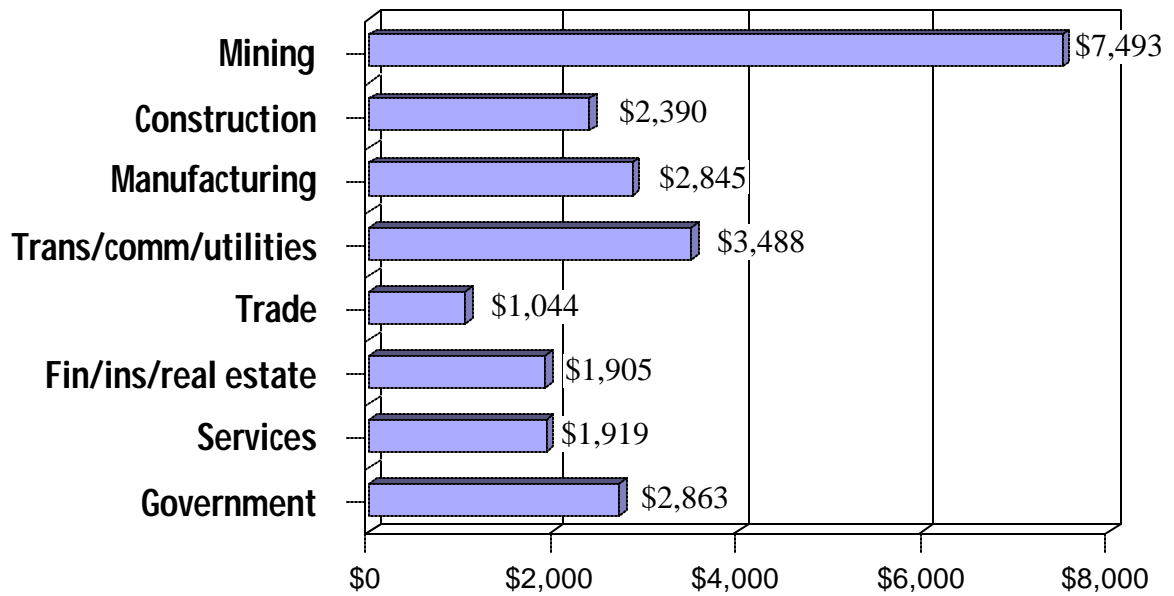
Tooele County has a history of higher-than-the-state-average monthly wage. This is the result of a large proportion of federal government employment, and more recently, the expansion of the hazardous waste disposal industry.

Yet, this higher-percentage-than-the-state-average has been shrinking. For 1998, it was 12 percent higher than the state average. But as recently as 1994, this statistic had been 24 percent higher than the state average. Fewer high-paying federal defense jobs are the reason for this declining percentage.

**Tooele County  
Average Monthly Wage  
1988 - 1998**

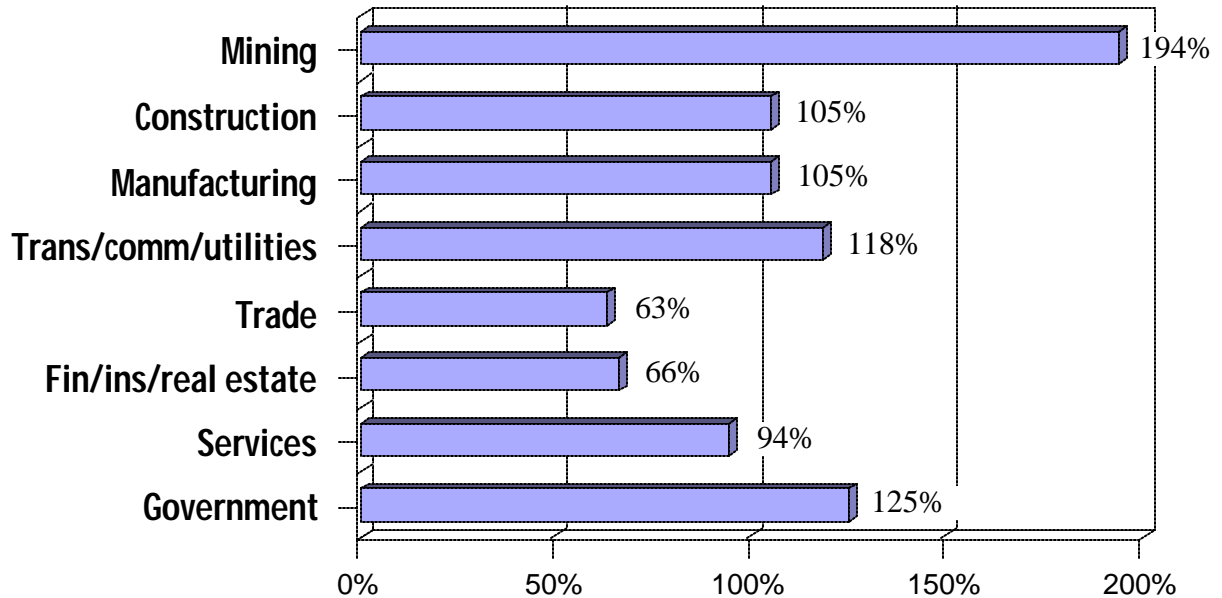
<b>1998</b>	<b>\$2,460</b>
<b>1997</b>	<b>\$2,397</b>
<b>1996</b>	<b>\$2,324</b>
<b>1995</b>	<b>\$2,229</b>
<b>1994</b>	<b>\$2,323</b>
<b>1993</b>	<b>\$2,268</b>
<b>1992</b>	<b>\$2,187</b>
<b>1991</b>	<b>\$2,013</b>
<b>1990</b>	<b>\$1,935</b>
<b>1989</b>	<b>\$1,882</b>
<b>1988</b>	<b>\$1,892</b>

tooele county average monthly wage  
by major industry division  
1998



Source: Utah Dept. of Workforce Services.

tooele county average monthly wage  
by major industry division  
as a percent of Utah average  
1998



Source: Utah Dept. of Workforce Services.

The industries that are responsible for this higher-than-the-state-average wage are several, including mining, construction, manufacturing, T.C.U., and government.

The mining industry pays the highest wage in Tooele County, at \$7,493 per month, but with the declining importance of this industry, its contribution to total wages is not influential. Mining wages are followed by the T.C.U. sector paying an average monthly wage of \$3,488, with this being 18 percent higher than the state average. This industry also generates the second highest level of total wages in the county, at \$53.3 million.

Government pays an average monthly wage of \$2,863, 25 percent higher than the statewide average in this industry. Its contribution to total wages is the most significant, with 1998 wages of \$115.6 million.

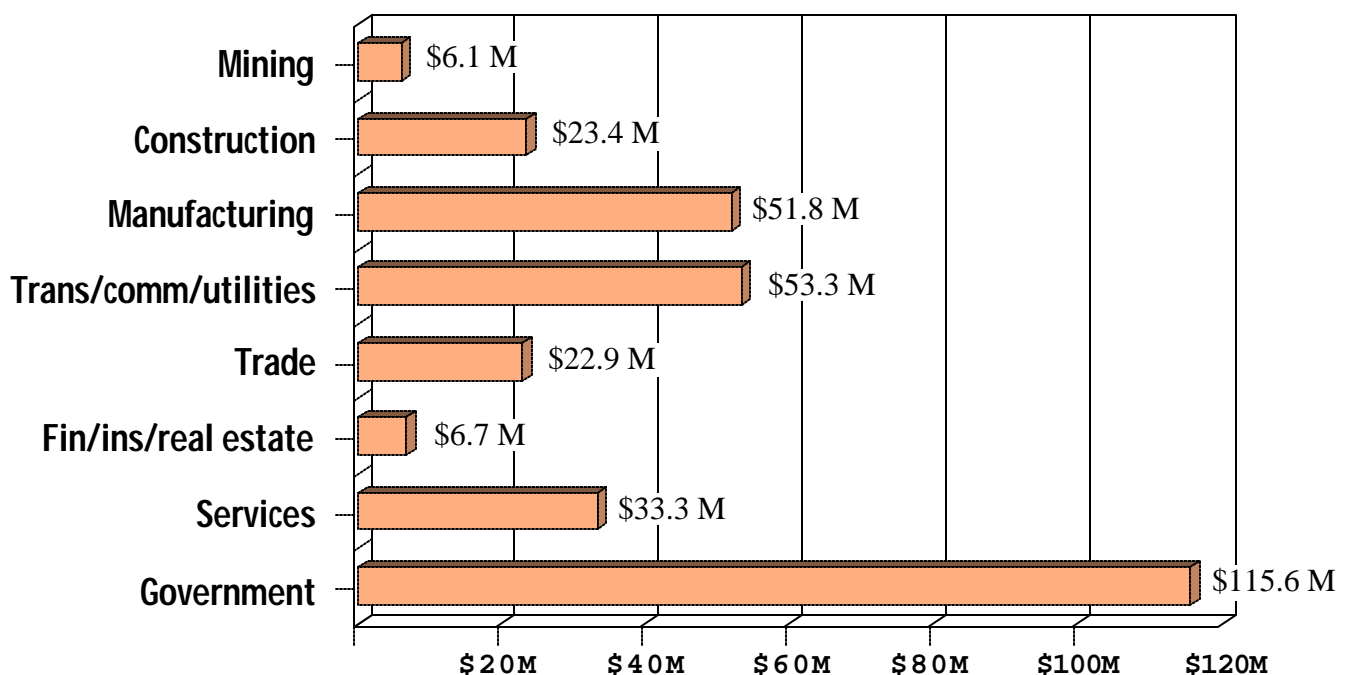
Both construction and manufacturing pay slightly higher (5 percent) than the statewide aver-

age, with average monthly wages of \$2,390 and \$2,845 respectively. In combination, these two industries generated \$75.2 million in wages.

Trade, services, and the F.I.R.E. sectors are all characterized with wage levels below the state average. The lower wages in the trade sector may be identifiable, as restaurant employment is a major portion of this industry in Tooele County, and tips are the main income source here, and tip income is generally under-reported.

The services industry's lower wages are not as easy to explain, as the dominate employers in this industry in Tooele County are the medical industry and engineering/management services, which are generally high-paying services industries. This incongruity may lie in Tooele's rural atmosphere versus urban wage levels that dominate the state average.

total wages  
by major industry division  
tooele county  
1998



Source: Utah Dept. of Workforce Services, Workforce Information.

Wages are just part of the income picture. The overall picture encompasses additional income sources. These include dividends/income/rents, and transfer payments. The former is self-explanatory, and is characterized as a flexible income source, meaning the amount of income derived through this median varies with each payment, depending upon smart investments, interest rate changes, etc. The income derived through this median can also be characterized as a high-income source, or one that generates wealth.

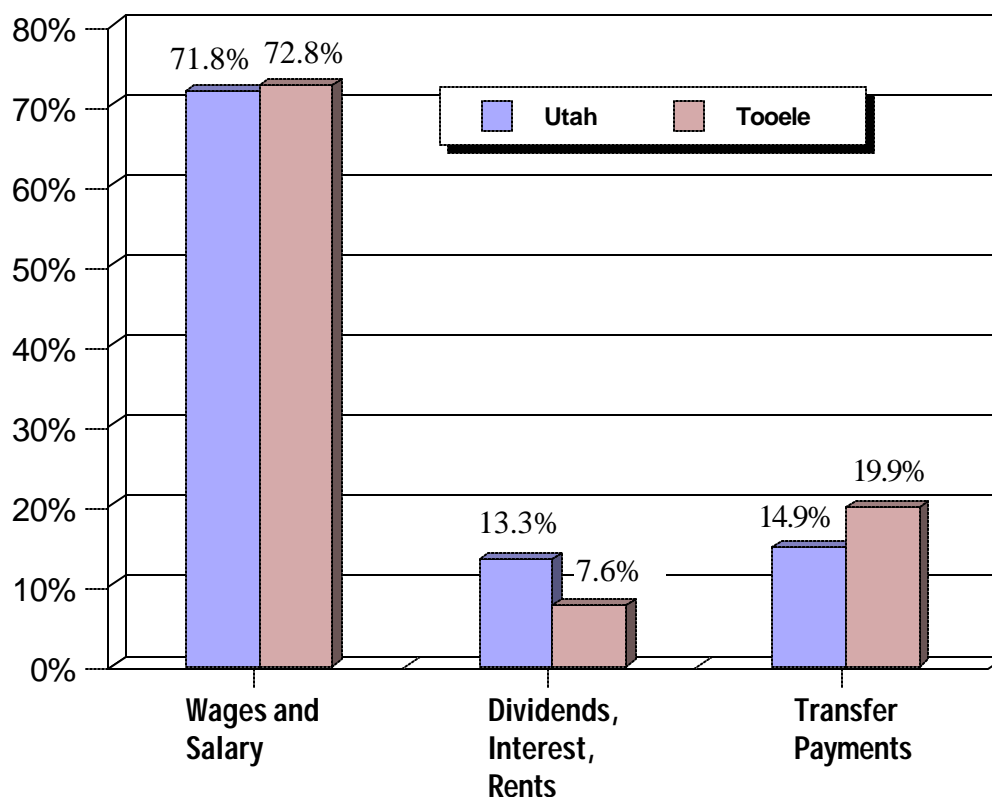
Transfer payments, on the other hand, are generally fixed-income and are not characterized as high-income. These include social security payments, retirement benefits, disability, welfare, etc. These are more sustenance payments than they are generators of wealth.

Wages and salaries account for 73 percent of Tooele County's total personal income. This is

close to the state average of 72 percent. Differences are found in the two other income sources just described. In the dividends/interest/rent classification, the one with higher wealth accumulation, Tooele County's percentage of income derived is far less than the statewide average. Statewide, 13 percent of personal income comes through this classification. In Tooele County, the percentage is 7.6.

Transfer payments, the fixed-income classification, represents a higher income percentage in Tooele County (19.9%) than the statewide average (14.9%). These differences may help to answer the anomaly as to why Tooele County, with wages higher than the statewide average, has a per capita personal income level (\$17,262 for 1996) lower than the statewide average (\$19,384).

distribution of income sources  
utah and tooele county  
1997

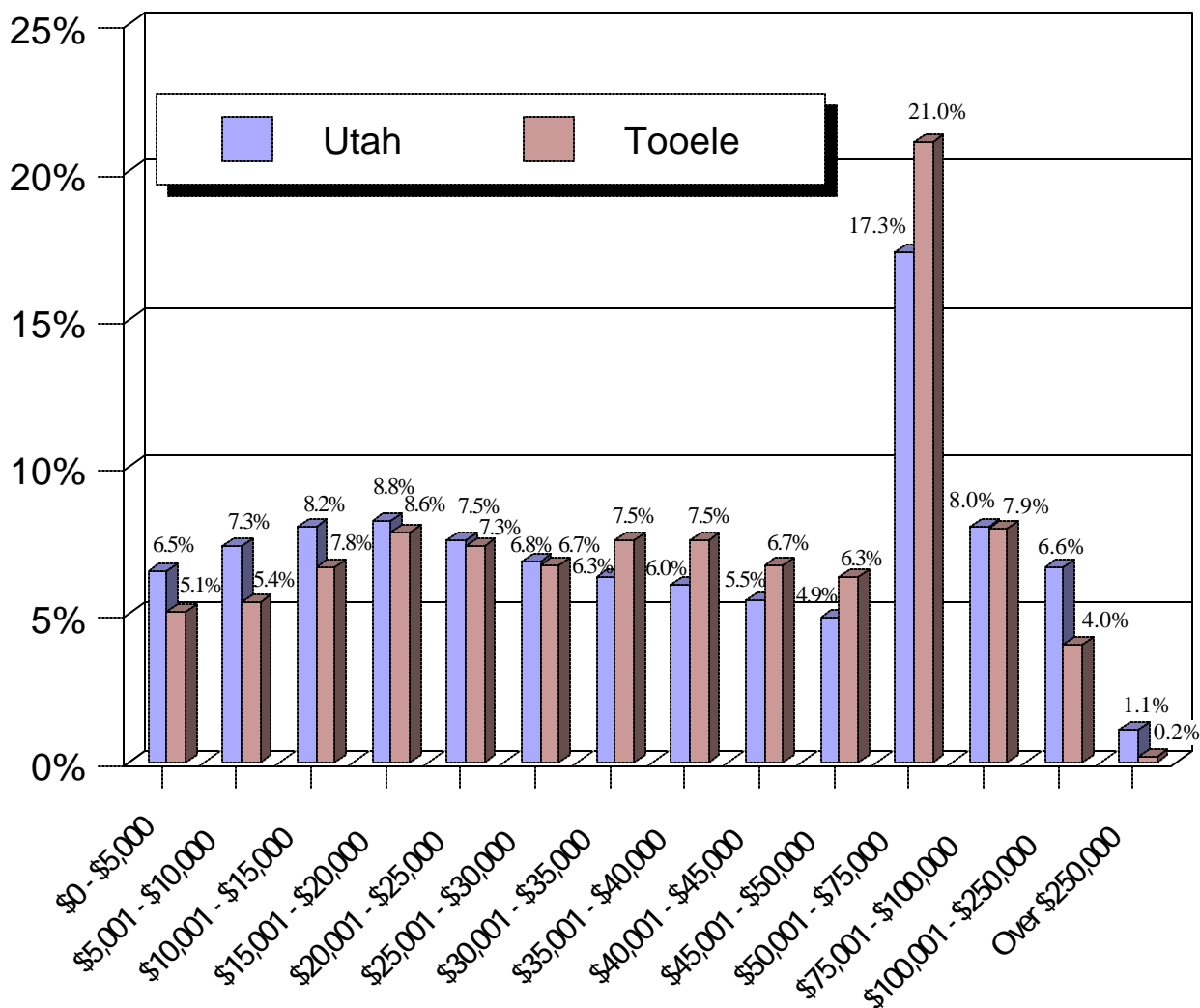


Source: U. S. Dept. of Commerce, Bureau of Economic Analysis.

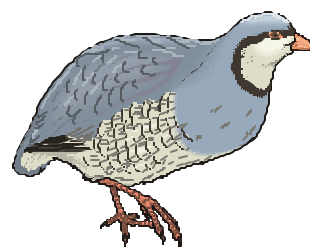
One final analysis of income comes from the Utah State Tax Commission, which reports statistical data compiled from income tax returns. This data, graphically represented in the chart below, shows that Tooele County is characterized as a middle income county. Tooele County's percentage of households in the low income classifica-

tions is below the statewide average. As the income levels increase, Tooele County's percentage climbs above the statewide average and remains there up to the \$100,000 income level, when a noticeable decline occurs.

Income classifications  
reported from income tax returns  
tooele county and statewide average  
1998



Source: Utah State Tax Commission, Family Based Statistics of Income.



## Other Economic Indicators

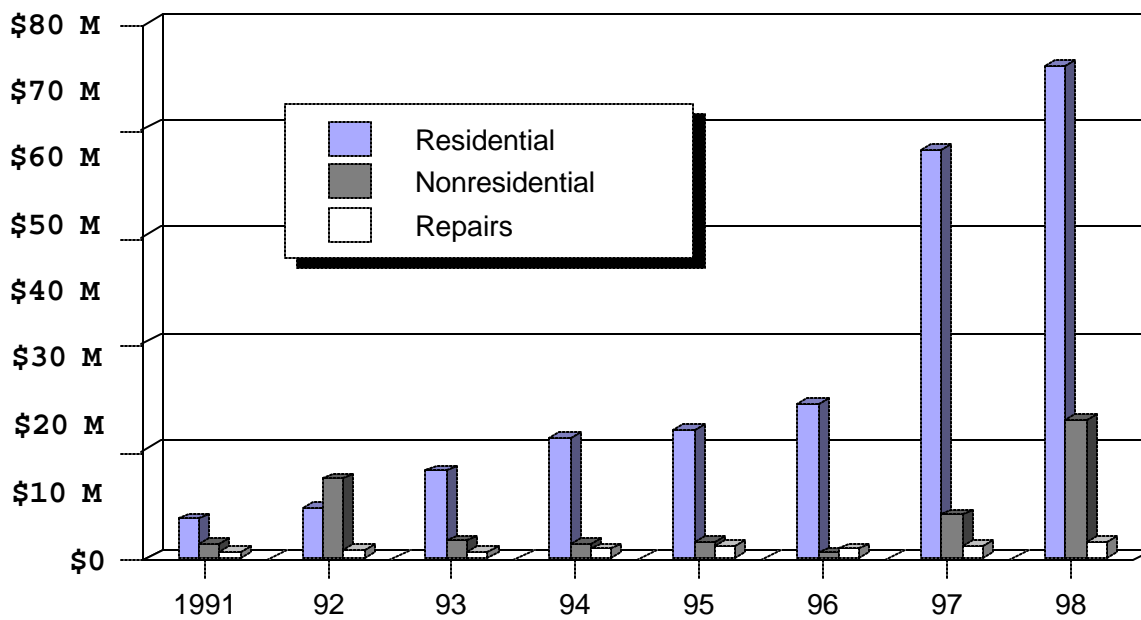
## Other Economic Indicators

### Authorized Building Permits

The University of Utah's Bureau of Economic and Business Research monitors building permit activity across Utah by county. Permit authorizations and values are tabulated by residential, nonresidential, and repair activities.

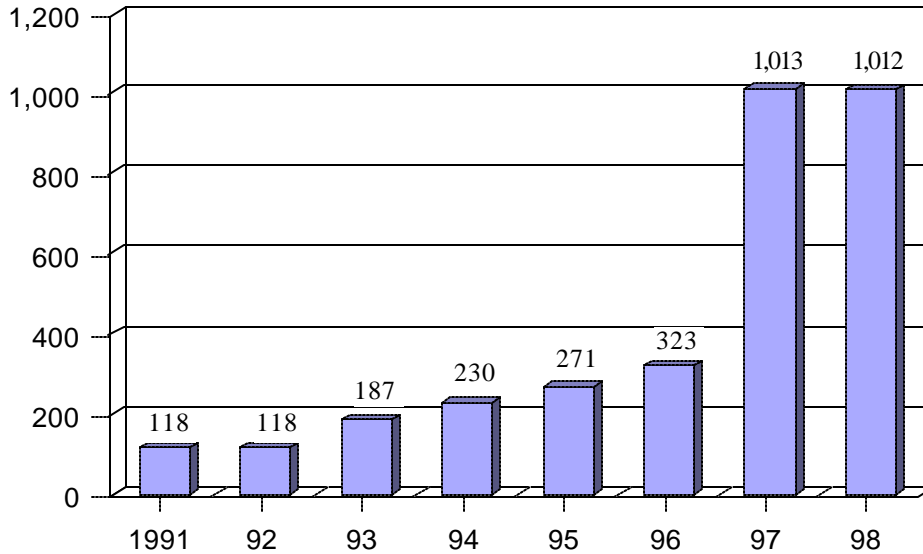
Construction activity in Tooele County has increased as the current decade has unfolded, but 1997 marks the year of a drastic change in the county's construction landscape. All of this change is related to residential activity, which mushroomed in 1997. Salt Lake County has experienced rapid growth during the 1990's. Along with this growth came escalation of land prices. Concurrently, Tooele County's land prices were down due to the area's economic decline. Thus, the Tooele area became an attractive alternative for residential development for Salt Lake County people. This spillover is changing the economics of Tooele County, and it is continuing into the new century. Commercial development has a way of lagging behind residential growth, so it will be interesting to see whether commercial activity gains strength in Tooele County within the next few years.

Construction permit values in tooel e county  
residential , nonresidential , repairs  
1991 - 1998



Source: Bureau of Economic and Business Research, University of Utah.

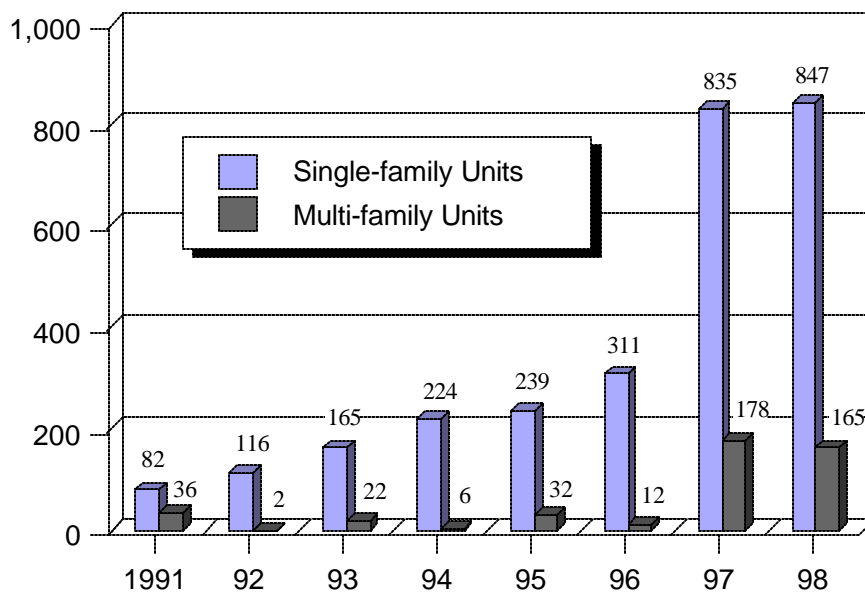
# authorized dwelling units tooele county 1991 - 1998



Authorized residential dwelling unit numbers have increased throughout this decade, but 1997 showed a drastic change from the recent trend. Authorizations for 1998 have continued this pace.

Source: Bureau of Economic and Business Research, University of Utah.

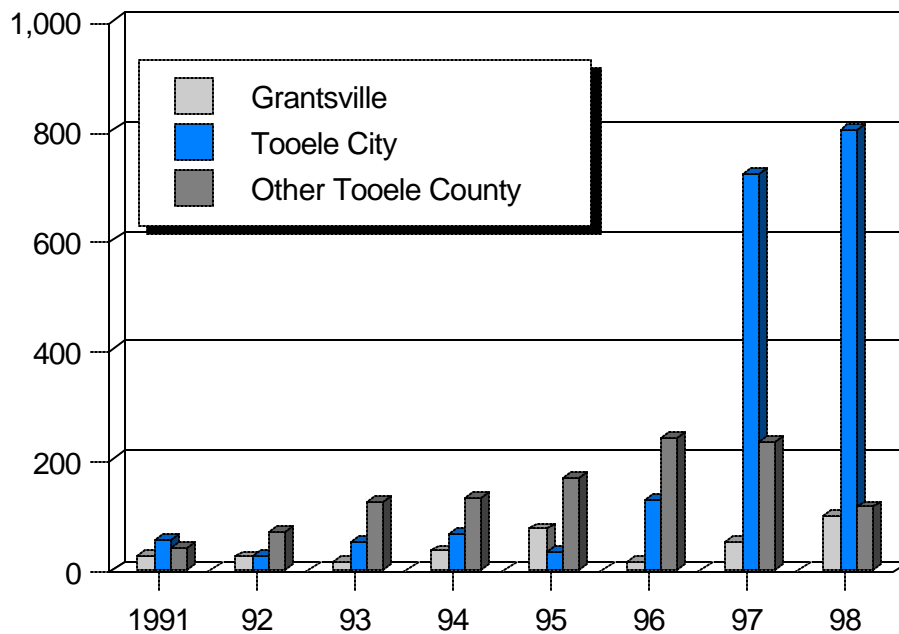
# residential permit authorizations single-family homes and duplex/apartment units tooele county 1991 - 1998



Within the residential activity, single-family housing units dominate. Authorization of multi-family units has been very modest, but a notable uptick in multi-family unit development began in 1997 and continued in 1998.

Source: Bureau of Economic and Business Research, University of Utah.

# authorized dwelling units by location tooele county 1991 - 1998



Source: Bureau of Economic and Business Research, University of Utah.

In earlier years, the unincorporated parts of Tooele County receive the bulk of new residential construction. In 1997, Tooele City experienced an explosion in the number of residential permits authorized, and it continued into 1998.

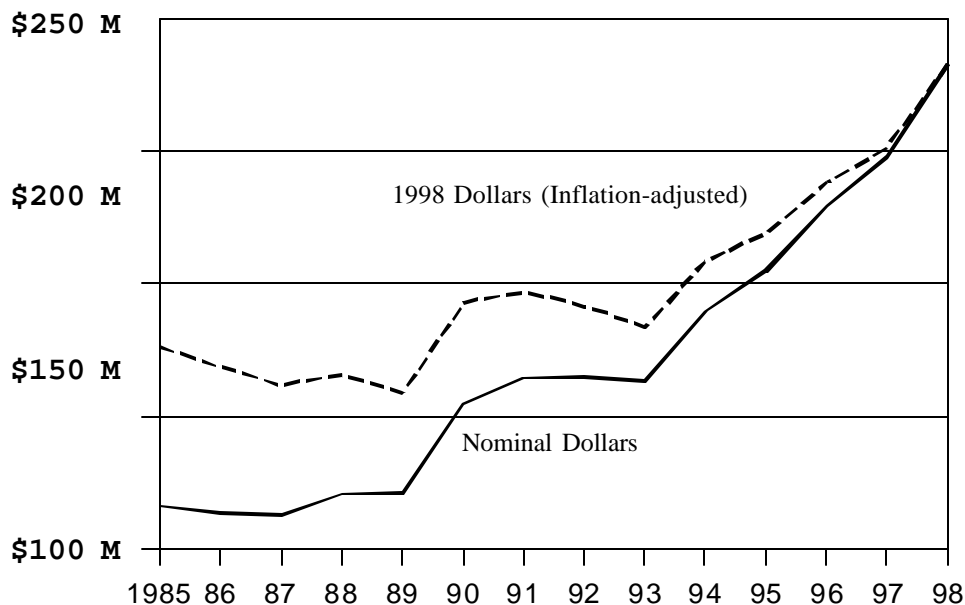
## Gross Taxable Sales

Monitoring gross taxable sales is another tool used to analyze an area's economic fortunes. Sales and purchases by businesses and individuals are subject to a sales tax, and the Utah State Tax Commission administers this tax. This agency provides statistical data on the volume of sales and purchases that occur within a county. The idea is to monitor sales from year-to-year, comparing the overall levels, and paying close attention to the level of change. A rising level of taxable sales suggests an expanding, healthy, economy in which business activity is flourishing. Conversely, declining sales suggest an economy in contraction. Changes in the tax laws may occasionally affect these data, but these are almost always limited to individual industries, and

thus the monitoring of the overall picture remains reliable.

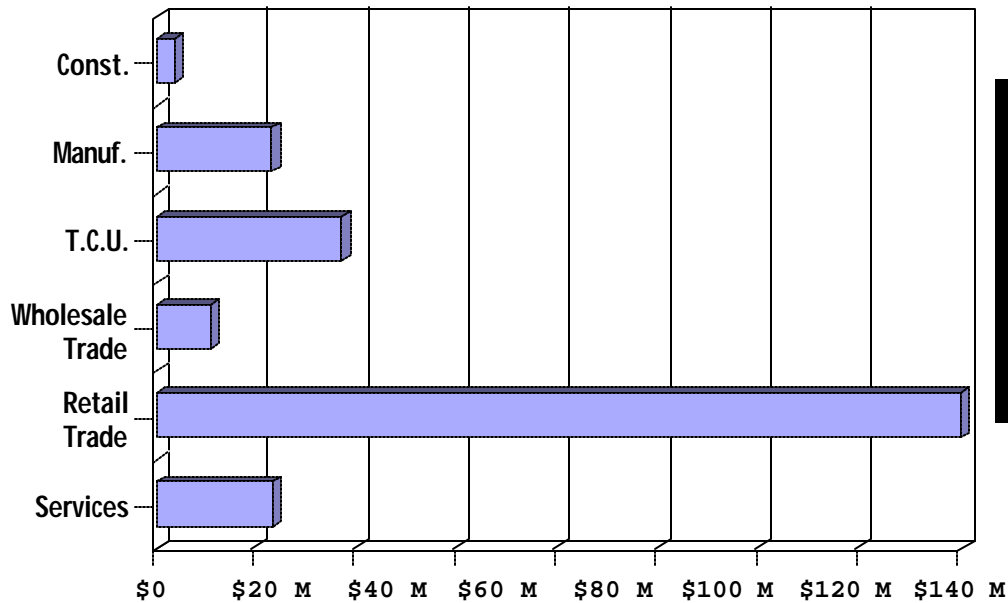
The chart below shows that Tooele County's taxable sales are strong, revealing a healthy level of economic activity. The dotted line represents sales with the effects of inflation removed. Inflation acts as a distortion, thus masking the actual activity. Removing inflationary effects gives a truer measure of the "real" level of change. Although there were declines in the early part of this decade, the dotted line shows a strong increase in taxable sales since 1993. This illustrates the benefits of the movement toward a more diversified economy.

gross taxable sales\*  
tooele county  
1985 - 1998



\* "1998 Dollars" have been adjusted using the U.S. CPI-U, 1982-1984 = 100.  
Source: Calculations made using Utah State Tax Commission data.

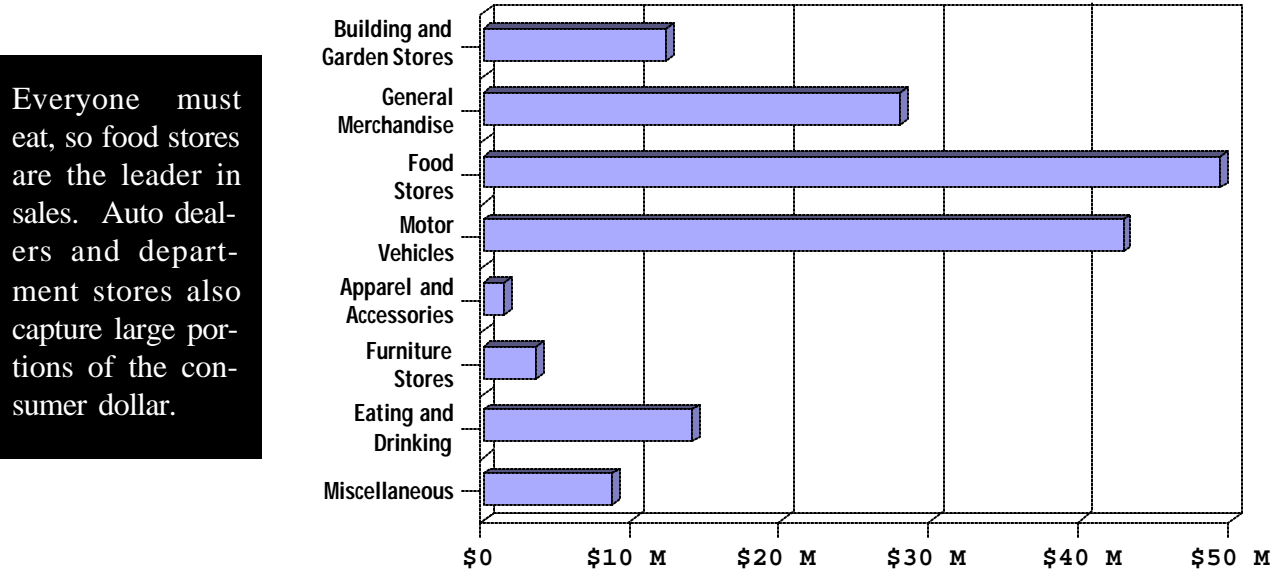
# taxable sales by Major industry tooele county 1998



In a consumer-driven economy, the major point of monetary interaction is retail trade activity.

Source: Utah State Tax Commission.

# taxable sales in the retail trade industry tooele county 1998

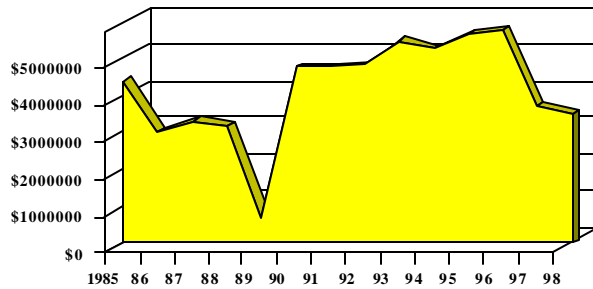


Everyone must eat, so food stores are the leader in sales. Auto dealers and department stores also capture large portions of the consumer dollar.

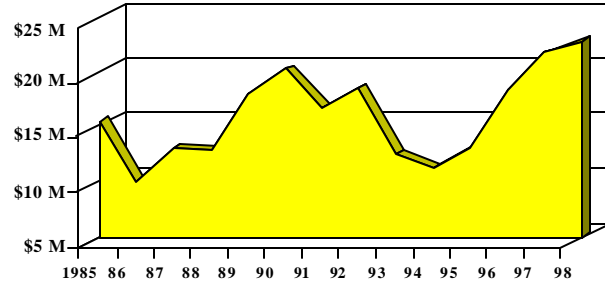
Source: Utah State Tax Commission.

gross taxable sales and purchases  
major industrial divisions  
tooele county  
1985 - 1998\*

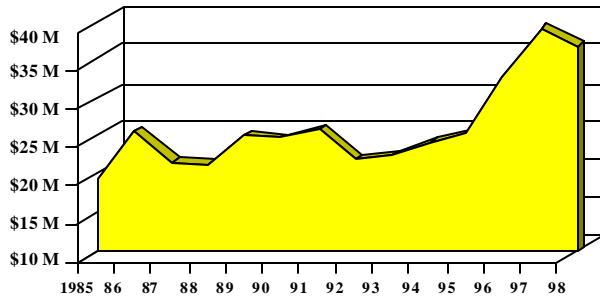
**CONSTRUCTION**



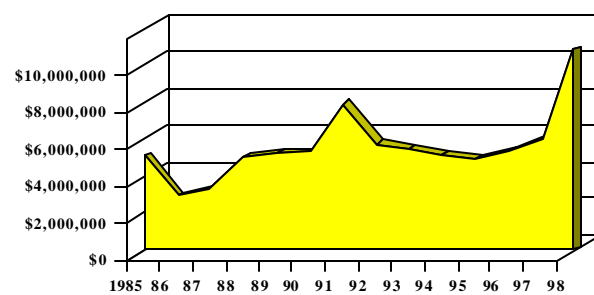
**MANUFACTURING**



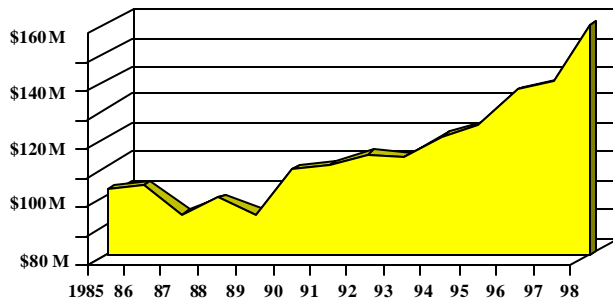
**T.C.U.**



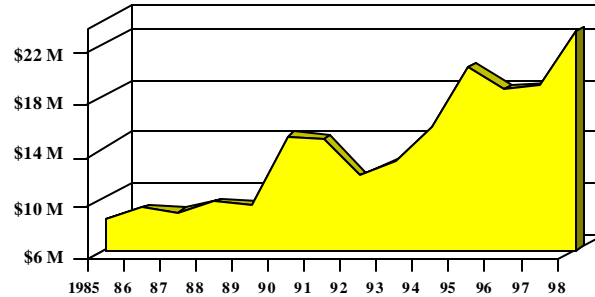
**WHOLESALE TRADE**



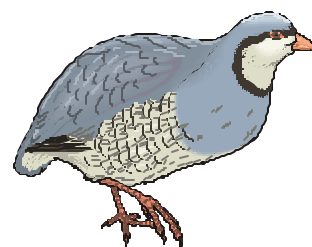
**RETAIL TRADE**



**SERVICES**



\* Sales and purchases are inflation-adjusted, 1998 dollars.



## Data Tables

# Utah State and Tooele County Population 1940 - 1999(p)

	Utah Population	Percent Change From Prior Period	Tooele County Population	Percent Change From Prior Period	
<b>1940</b>	552,000		8,800		
<b>1943</b>	640,000	15.9	30,900	251.1	
<b>1945</b>	589,100	-8.0	20,900	-32.4	
<b>1950</b>	686,000	16.4	15,000	-28.2	
<b>1955</b>	783,000	14.1	18,100	20.7	
<b>1960</b>	900,000	14.9	18,000	-0.6	
<b>1965</b>	991,000	10.1	21,000	16.7	
<b>1970</b>	1,066,000	7.6	21,600	2.9	
<b>1975</b>	1,234,000	15.8	23,150	7.2	
<b>1980</b>	1,474,000	19.4	26,200	13.2	
<b>1981</b>	1,515,000	2.8	26,500	1.1	
<b>1982</b>	1,558,000	2.8	26,700	0.8	
<b>1983</b>	1,595,000	2.4	26,800	0.4	
<b>1984</b>	1,622,000	1.7	27,100	1.1	
<b>1985</b>	1,643,000	1.3	27,300	0.7	
<b>1986</b>	1,663,000	1.2	27,000	-1.1	
<b>1987</b>	1,678,000	0.9	27,100	0.4	
<b>1988</b>	1,690,000	0.7	26,500	-2.2	
<b>1989</b>	1,706,000	0.9	26,500	0.0	
<b>1990</b>	1,729,000	1.3	26,700	0.8	
<b>1991</b>	1,775,000	2.7	27,200	1.9	
<b>1992</b>	1,822,000	2.6	27,800	2.2	
<b>1993</b>	1,866,000	2.4	28,100	1.1	
<b>1994</b>	1,916,000	2.7	29,300	4.3	
<b>1995</b>	1,959,025	2.2	29,522	0.8	
<b>1996</b>	2,002,359	2.2	30,492	3.3	
<b>1997</b>	2,048,753	2.3	31,997	4.9	
<b>1998r</b>	2,082,502	1.6	33,202	3.8	
<b>1999p</b>	2,121,053	1.9	35,847	8.0	

p = Preliminary

r = Revised

f = forecast

Source: Utah Department of Workforce Services;  
Governor's Office of Planning and Budget.

## Tooele County Civilian Labor Force and Unemployment Rates, 1975 - 1999(p)

	Civilian Labor Force	Employment	Unemployment	Unemployment Rate
1975	9,555	9,078	477	5.0
1976	9,956	9,430	526	5.3
1977	10,150	9,723	427	4.2
1978	10,331	9,975	356	3.4
1979	11,101	10,668	433	3.9
1980	11,489	10,838	651	5.7
1981	11,559	10,974	585	5.1
1982	12,335	11,318	1,017	8.2
1983	9,657	8,681	976	10.1
1984	11,212	10,535	677	6.0
1985	11,697	10,991	706	6.0
1986	11,776	11,033	743	6.3
1987	11,324	10,480	844	7.5
1988	11,025	10,409	616	5.6
1989	11,519	10,991	528	4.6
1990	12,288	11,638	650	5.3
1991	12,002	11,311	691	5.8
1992	12,320	11,534	786	6.4
1993	11,830	11,197	633	5.4
1994	11,472	10,813	659	5.7
1995	11,178	10,549	629	5.6
1996	11,394	10,795	599	5.3
1997	11,517	11,013	504	4.4
1998	11,659	11,074	585	5.0
1999p	11,794	11,137	657	5.6

p = Preliminary

Source: Utah Department of Workforce Services.

**TOOELE COUNTY**  
**Nonagricultural Employment**  
**Historical Annual Averages**

Year	Mining	Const.	Total Manuf.	Mfg.- Durable	Mfg.- Nondur.	Trans.- Com-Ut	Total Trade	Trade Whsle	Trade Retail	Fin.- Ins-RE	Services	Total Govern.	Gov- Fed	Gov- State	Gov- Local	Non-Ag Totals	% Chg.
1980	885	269	1,094	105	989	247	962	33	929	167	554	5,752	4,707	68	977	9,930	1.3
1981	1,000	193	1,120	112	1,008	234	910	24	886	159	564	6,061	5,003	60	998	10,241	3.1
1982	575	197	1,060	95	965	214	881	26	855	152	649	6,214	5,167	71	976	9,942	-2.9
1983	385	168	1,025	106	919	198	940	34	906	149	742	6,084	5,014	74	996	9,691	-2.5
1984	455	246	1,147	109	1,038	215	1,147	36	1,111	155	791	5,991	4,890	77	1,024	10,147	4.7
1985	322	323	1,173	112	1,061	219	1,203	35	1,168	157	849	6,030	4,929	81	1,020	10,276	1.3
1986	251	271	964	98	866	163	1,244	33	1,211	167	1,006	6,294	5,189	82	1,023	10,360	0.8
1987	254	312	783	94	689	160	774	33	741	156	864	6,308	5,112	84	1,112	9,611	-7.2
1988	255	247	947	73	874	206	1,142	27	1,115	151	720	6,328	4,939	104	1,285	9,996	4.0
1989	241	421	984	65	919	213	1,202	39	1,163	152	922	6,428	5,146	106	1,176	10,563	5.7
1990	229	390	1,008	59	949	255	1,335	33	1,302	134	1,175	5,939	4,766	111	1,062	10,465	-0.9
1991	227	321	953	58	895	313	1,433	36	1,397	152	1,175	5,643	4,435	114	1,094	10,217	-2.4
1992	252	404	985	583	402	557	1,484	37	1,447	152	1,186	5,457	4,206	118	1,133	10,477	2.5
1993	242	456	1,028	595	433	843	1,526	53	1,473	155	1,208	4,540	3,228	126	1,186	9,998	-4.6
1994	232	548	1,056	582	474	1,038	1,553	41	1,512	165	1,231	3,759	2,405	133	1,221	9,582	-4.2
1995	213	605	1,050	636	414	1,301	1,600	40	1,560	171	1,315	3,458	2,045	142	1,271	9,713	1.4
1996	180	719	1,183	755	428	1,354	1,643	41	1,602	180	1,293	3,656	2,175	145	1,336	10,208	5.1
1997	121	817	1,498	1,080	418	1,278	1,737	51	1,686	221	1,348	3,372	1,849	149	1,373	10,392	1.8
1998	68	815	1,517	1,077	440	1,273	1,825	64	1,761	295	1,445	3,367	1,828	155	1,384	10,605	2.0

Source: Utah Department of Workforce Services

**Tooele County Nonfarm Employment**  
**Industry Division and Group**  
**1985, 1990, 1993-1998**

	1985	1990	1993	1994	1995	1996	1997	1998
<b>Total Nonagricltural Wage &amp; Salary Employment</b>	10,468	10,464	9,997	9,582	9,715	10,207	10,392	10,610
<b>Goods Producing Industries</b>	1,817	1,628	1,727	1,836	1,868	2,081	2,436	2,400
<b>Mining</b>	322	229	242	232	213	180	121	68
<b>Construction</b>	322	391	456	548	605	719	817	815
General Building Contractors	114	165	118	180	118	160	194	151
Heavy Construction	175	118	155	218	192	183	172	170
Special Trade Contractors	33	108	183	150	295	376	451	494
<b>Manufacturing</b>	1,173	1,008	1,029	1,056	1,050	1,182	1,498	1,517
Durable Goods	911	657	595	582	636	755	1,080	1,077
Stone, Clay, and Glass Products	2,109	42	42	43	46	73	98	90
Primary Metal Industries	799	598	537	516	566	577	577	553
Industrial Machinery and Equipment	28	14	14	19	16	90	389	415
Nondurable Goods	262	351	434	474	414	427	418	440
Food and Kindred Products	7	20	18	24	24	25	33	35
Apparel and Other Finished Products	71	58	126	133	79	79	42	55
Printing and Publishing	31	37	35	37	38	43	48	49
Chemicals and Allied Products	145	214	233	258	246	256	270	277
<b>Service Producing Industries</b>	2,428	2,899	3,733	3,988	4,386	4,470	4,584	4,838
<b>Trans., Communication, Public Utilities</b>	219	255	843	1,038	1,301	1,354	1,278	1,273
Railroad Transportation	70	31	32	31	30	29	19	12
Local and Interurban Passenger Transit	17	44	33	37	37	27	40	47
Trucking and Warehousing	72	82	74	102	86	80	89	83
Transportation by Air	4	15	21	43	54	72	44	21
Communications	14	21	54	46	44	48	37	41
Electric, Gas, & Sanitary Services	37	57	623	773	1,046	1,094	1,045	1,064
<b>Trade</b>	1,203	1,335	1,527	1,554	1,599	1,643	1,737	1,825
<b>Wholesale Trade</b>	35	33	53	41	40	41	51	64
<b>Retail Trade</b>	1,168	1,302	1,474	1,513	1,559	1,602	1,686	1,761
Building Materials & Garden Center	57	58	32	35	33	34	49	59
General Merchandise Stores	54	145	193	201	193	201	205	211
Food Stores	339	313	372	365	389	351	372	409
Automotive Dealers & Service Stations	228	266	268	265	268	319	362	360
Apparel and Accessory Stores	8	12	26	24	18	18	18	16
Furniture and Home Furnishings Stores	18	16	16	17	25	28	27	32
Eating and Drinking Places	390	436	514	548	570	581	579	600
Miscellaneous Retail	74	56	53	58	63	70	74	74

Source: Utah Department of Workforce Services.

**Tooele County Nonfarm Employment**  
**Industry Division and Group**  
**1985, 1990, 1993-1998**  
**(cont.)**

	1985	1990	1993	1994	1995	1996	1997	1998
<b>Finance/Insurance/Real Estate</b>	157	134	155	165	171	180	221	295
Depository Institutions	121	104	103	106	111	114	121	123
Insurance Agents, Brokers, & Service	6	9	12	14	26	26	31	33
Real Estate	29	9	17	20	17	21	25	79
<b>Services</b>	849	1,175	1,208	1,231	1,315	1,293	1,348	1,445
Hotels and Other Lodging Places	50	81	118	117	124	124	107	111
Personal Services	29	33	27	24	24	30	29	59
Business Services	207	79	114	150	161	165	166	178
Auto Repair, Services, and Parking	19	44	29	32	26	36	45	47
Motion Pictures	21	28	37	37	43	55	67	63
Amusement & Recreation Services	18	19	27	30	37	32	27	21
Health Services	284	369	386	378	393	382	408	440
Social Services	13	129	36	39	40	46	82	81
Engineering & Management Services	88	270	314	320	360	310	298	310
<b>Government</b>	6,233	5,939	4,540	3,758	3,458	3,656	3,372	3,366
<b>Federal</b>	5,122	4,766	3,228	2,405	2,045	2,175	1,849	1,828
U. S. Postal Service	38	46	46	51	54	54	53	54
Amusement and Recreation	104	183	78	62	61	57	55	53
National Security	4,910	4,492	2,999	2,198	1,843	1,964	1,602	1,585
<b>State</b>	81	111	126	133	142	145	149	155
Justice, Public Order, and Safety	18	22	22	22	23	24	25	25
Administration of Human Resources	22	43	55	62	72	73	74	76
Administration of Economic Programs	38	39	44	44	43	44	45	48
<b>Local</b>	1,020	1,062	1,186	1,221	1,271	1,336	1,371	1,384
Educational Services	662	717	748	774	828	844	861	876
Public Administration	356	341	189	190	202	234	237	227
Justice, Public Order, and Safety	*	2	113	112	111	120	125	132
Administration of Human Resources	*	2	22	23	21	22	23	27
Environmental Quality and Housing	*	0	13	13	19	19	23	16
Administration of Economic Programs	*	0	20	24	27	26	33	32

Source: Utah Department of Workforce Services.

**TOOELE COUNTY**  
**Average Monthly Wage**  
**Historical Annual Averages**

Year	Mining	Const.	Total Manuf.	Mfg.- Durable	Mfg.- Nondur.	Trans.- Com-Ut	Total Trade	Trade Whsle	Trade Retail	Fin.- Ins-RE	Services	Total Govern.	Gov- Fed	Gov- State	Gov- Local	Non-Ag Totals	% Chg.
1980	\$2,024	\$1,281	\$1,640	\$1,384	\$1,667	\$1,437	\$601	\$847	\$592	\$784	\$611	\$1,266	\$1,339	\$1,281	\$914	\$1,270	14.4
1981	\$2,333	\$1,446	\$1,786	\$1,644	\$1,802	\$1,605	\$646	\$1,193	\$632	\$851	\$692	\$1,404	\$1,485	\$1,462	\$994	\$1,427	12.4
1982	\$2,786	\$1,836	\$1,926	\$1,632	\$1,954	\$1,639	\$679	\$1,348	\$659	\$904	\$797	\$1,425	\$1,491	\$1,552	\$1,067	\$1,455	2.0
1983	\$2,669	\$1,486	\$2,100	\$1,689	\$2,148	\$1,668	\$707	\$1,217	\$688	\$1,004	\$952	\$1,621	\$1,726	\$1,649	\$1,091	\$1,563	7.4
1984	\$2,730	\$1,760	\$2,278	\$1,813	\$2,327	\$1,775	\$690	\$1,389	\$667	\$1,024	\$1,054	\$1,850	\$1,994	\$1,619	\$1,180	\$1,728	10.6
1985	\$2,856	\$1,550	\$2,322	\$1,873	\$2,369	\$1,751	\$683	\$1,403	\$662	\$1,063	\$1,089	\$2,009	\$2,130	\$1,592	\$1,270	\$1,772	2.5
1986	\$3,162	\$1,608	\$2,361	\$1,825	\$2,421	\$1,779	\$731	\$1,551	\$708	\$1,059	\$1,016	\$2,065	\$2,213	\$1,643	\$1,348	\$1,828	3.2
1987	\$2,919	\$1,670	\$2,482	\$1,751	\$2,582	\$1,866	\$742	\$1,569	\$741	\$1,206	\$1,053	\$2,124	\$2,308	\$1,560	\$1,320	\$1,890	3.4
1988	\$3,099	\$1,872	\$2,275	\$1,681	\$2,325	\$1,845	\$814	\$1,818	\$790	\$1,261	\$1,172	\$2,079	\$2,278	\$1,803	\$1,338	\$1,892	0.1
1989	\$3,246	\$1,365	\$2,192	\$1,787	\$2,221	\$1,863	\$798	\$1,752	\$766	\$1,262	\$1,103	\$2,147	\$2,345	\$1,863	\$1,311	\$1,882	-0.5
1990	\$3,591	\$1,908	\$2,357	\$1,779	\$2,393	\$1,664	\$786	\$1,518	\$767	\$1,391	\$1,069	\$2,254	\$2,445	\$1,945	\$1,431	\$1,935	2.8
1991	\$3,689	\$1,980	\$2,415	\$2,081	\$2,437	\$2,155	\$824	\$1,466	\$807	\$1,357	\$1,325	\$2,334	\$2,555	\$2,017	\$1,473	\$2,013	4.0
1992	\$3,491	\$2,193	\$2,459	\$2,808	\$1,952	\$2,501	\$853	\$1,684	\$831	\$1,400	\$1,512	\$2,577	\$2,880	\$2,167	\$1,496	\$2,187	8.7
1993	\$3,832	\$2,087	\$2,564	\$3,015	\$1,944	\$2,876	\$837	\$1,258	\$822	\$1,471	\$1,534	\$2,728	\$3,193	\$1,983	\$1,541	\$2,268	3.7
1994	\$4,007	\$2,106	\$2,493	\$2,907	\$1,984	\$3,101	\$847	\$1,344	\$834	\$1,569	\$1,718	\$2,830	\$3,488	\$2,209	\$1,601	\$2,323	2.4
1995	\$4,178	\$2,058	\$2,986	\$3,486	\$2,215	\$3,308	\$856	\$1,464	\$841	\$1,549	\$1,755	\$2,351	\$2,787	\$2,291	\$1,656	\$2,229	-4.1
1996	\$4,790	\$2,125	\$3,071	\$3,537	\$2,244	\$3,456	\$909	\$1,596	\$892	\$1,666	\$1,761	\$2,449	\$2,884	\$2,496	\$1,736	\$2,324	4.3
1997	\$5,573	\$2,326	\$2,767	\$2,883	\$2,476	\$3,553	\$956	\$1,763	\$932	\$1,805	\$1,830	\$2,707	\$3,364	\$2,701	\$1,822	\$2,397	3.1
1998	\$7,493	\$2,390	\$2,845	\$2,944	\$2,600	\$3,488	\$1,044	\$3,143	\$968	\$1,905	\$1,919	\$2,863	\$3,596	\$2,699	\$1,913	\$2,460	2.6

Source: Utah Department of Workforce Services

Tooele County Nonfarm Jobs  
Firms, and Wages by Size  
First Quarter 1999

Employment Range	Number of Establishments	Employment			Total Quarterly Wages	Average Monthly Wage
		January	February	March		
<b>Total</b>	615	10,566	10,509	10,628	\$75,010,590	\$2,366
<b>0</b>	58	69	25	0	182,628	1,943
<b>1-4</b>	224	501	488	495	2,218,104	1,495
<b>5-9</b>	138	876	881	909	4,383,667	1,644
<b>10-19</b>	103	1,391	1,387	1,410	6,763,139	1,615
<b>20-49</b>	51	1,539	1,522	1,535	8,649,938	1,882
<b>50-99</b>	25	1,612	1,617	1,648	10,291,645	2,110
<b>100-249</b>	11	1,563	1,579	1,616	10,699,770	2,249
<b>250 &amp; Over</b>	5	3,015	3,010	3,015	31,821,699	3,520

Source: Utah Department of Workforce Services.

# Tooele County Personal and Per Capita Income 1993-1997

	1993	1994	1995	1996	1997
<b>Total Personal Income (\$000)</b>	428,915	439,182	471,637	507,545	551,953
<b>Nonfarm Personal Income</b>	423,815	436,964	469,286	504,936	548,728
<b>Farm Income</b>	5,100	2,218	2,351	2,609	3,225
<b>Per Capita Personal Income (\$)</b>	15,336	15,271	16,090	16,864	17,542
<b>Derivation of Total Personal Income (\$000)</b>					
<b>Net Earnings by Place of Residence</b>	310,493	311,518	334,843	362,926	402,089
<b>Dividends, Interest, and Rent</b>	30,859	36,130	37,984	40,127	42,425
<b>Transfer Payments</b>	87,563	91,534	98,810	104,492	107,439
<b>Components of Earnings</b>					
<b>Wages &amp; Salaries</b>	289,523	287,806	290,976	312,085	318,251
<b>Other Labor Income</b>	37,308	37,099	38,742	39,749	38,836
<b>Proprietor's Income</b>	30,848	23,238	25,328	27,449	29,916
<b>Farm</b>	3,193	-224	-313	L	371
<b>Nonfarm</b>	27,655	23,462	25,641	27,498	29,545
<b>Earnings by Industry</b>					
<b>Farm</b>	5,100	2,218	2,351	2,609	3,225
<b>Nonfarm</b>	352,579	345,925	352,695	376,674	383,778
<b>Ag. Serv., Forestry, Fishing</b>	963	1,182	1,315	1,543	1,433
<b>Mining</b>	ND	ND	ND	ND	ND
<b>Construction</b>	ND	ND	ND	ND	ND
<b>Manufacturing</b>	39,010	38,996	45,987	52,360	58,905
<b>Transportation/Comm/Utilities</b>	35,813	47,339	61,880	66,539	64,959
<b>Wholesale Trade</b>	1,021	887	911	1,005	1,329
<b>Retail Trade</b>	18,851	19,467	19,797	21,393	23,369
<b>Finance/Insurance/Real Estate</b>	4,395	5,428	6,255	7,096	8,577
<b>Services</b>	52,529	50,555	55,522	56,130	60,392
<b>Government</b>	170,685	148,742	127,163	133,275	124,888
<b>Federal Civilian</b>	136,468	111,738	88,241	93,241	82,439

ND = not shown to avoid disclosure of confidential information.

L = less than \$50,000, but the estimates for this item are included in the totals.

Source: U.S. Bureau of Economic Analysis

# Tooele County Household Income 1998

	Tooele County		State of Utah	
	Number of Households	Percent of Total	Number of Households	Percent of Total
<b>Households</b>				
<b>Under \$1</b>	37	0.3	5,322	0.8
<b>\$ 1 - 5000</b>	584	4.8	40,077	5.7
<b>\$ 5,001 - 10,000</b>	653	5.4	51,813	7.3
<b>\$ 10,001 - 15,000</b>	801	6.6	56,716	8.0
<b>\$ 15,001 - 20,000</b>	949	7.8	58,215	8.2
<b>\$ 20,001 - 25,000</b>	894	7.3	53,249	7.5
<b>\$ 25,001 - 30,000</b>	813	6.7	48,309	6.8
<b>\$ 30,001 - 35,000</b>	907	7.5	44,762	6.3
<b>\$ 35,001 - 40,000</b>	917	7.5	42,352	6.0
<b>\$ 40,001 - 45,000</b>	813	6.7	38,885	5.5
<b>\$ 45,001 - 50,000</b>	764	6.3	34,979	4.9
<b>\$ 50,001 - 75,000</b>	2,554	21.0	122,903	17.3
<b>\$ 75,001 - 100,000</b>	966	7.9	56,344	8.0
<b>\$ 100,001 - 250,000</b>	487	4.0	46,981	6.6
<b>Over \$250,000</b>	25	0.2	7,535	1.1
<b>Total</b>	<b>12,164</b>	<b>100.0</b>	<b>708,442</b>	<b>100.0</b>

	Average Per Household	Average Per Household
<b>Under \$1</b>	-\$22,414	-\$64,386
<b>\$ 1 - 5000</b>	\$2,775	\$2,780
<b>\$ 5,001 - 10,000</b>	\$7,466	\$7,566
<b>\$ 10,001 - 15,000</b>	\$12,630	\$12,541
<b>\$ 15,001 - 20,000</b>	\$17,474	\$17,473
<b>\$ 20,001 - 25,000</b>	\$22,508	\$22,466
<b>\$ 25,001 - 30,000</b>	\$27,407	\$27,455
<b>\$ 30,001 - 35,000</b>	\$32,474	\$32,471
<b>\$ 35,001 - 40,000</b>	\$37,516	\$37,466
<b>\$ 40,001 - 45,000</b>	\$42,509	\$42,457
<b>\$ 45,001 - 50,000</b>	\$47,471	\$47,451
<b>\$ 50,001 - 75,000</b>	\$60,984	\$61,126
<b>\$ 75,001 - 100,000</b>	\$85,133	\$85,691
<b>\$ 100,001 - 250,000</b>	\$128,280	\$137,261
<b>Over \$250,000</b>	\$351,248	\$672,166

**Note:** These data are based on IRS tax returns filed. Households not filing returns are not represented in this table.

Source: Utah State Tax Commission

# Tooele County Building Permits, 1992 - 1998

	1992	1993	1994	1995	1996	1997	1998
<b>Tooele County</b>							
<b>Dwelling Units</b>	118	187	230	271	323	1,013	1,012
<b>New Residential (\$000)</b>	9,187.8	16,223.7	22,351.1	24,007.6	28,868.1	76,347.0	92,102.0
<b>New Nonresidential (\$000)</b>	14,754.2	3,139.6	2,646.8	2,909.6	935.1	8,048.4	25,786.0
<b>Additions/Alterations/Repairs</b>							
<b>Residential (\$000)</b>	672.7	562.0	968.4	890.5	1,560.6	1,421.0	983.9
<b>Nonresidential (\$000)</b>	720.9	446.1	684.7	1,348.8	123.5	844.7	1,897.8
<b>Total (\$000)</b>	25,335.6	20,371.4	26,651.0	29,156.5	31,487.3	86,661.1	120,769.7
<b>Grantsville</b>							
<b>Dwelling Units</b>	23	14	34	74	15	50	97
<b>New Residential (\$000)</b>	1,558.1	1,130.4	2,518.2	4,802.2	1,498.8	4,876.0	10,491.2
<b>New Nonresidential (\$000)</b>	364.6	172.8	262.9	1,023.3	112.6	283.7	1,053.8
<b>Additions/Alterations/Repairs</b>							
<b>Residential (\$000)</b>	147.4	119.4	302.1	196.1	85.3	487.3	547.2
<b>Nonresidential (\$000)</b>	25.0	0.0	8.0	123.3	6.0	33.1	211.8
<b>Total (\$000)</b>	2,095.1	1,422.6	3,091.2	6,144.9	1,702.7	5,680.1	12,304.0
<b>Stockton</b>							
<b>Dwelling Units</b>	1	3	1	5	4	0	0
<b>New Residential (\$000)</b>	35.6	110.8	48.0	273.0	263.0	0.0	0.0
<b>New Nonresidential (\$000)</b>	0.8	18.0	24.5	15.6	0.0	0.0	0.0
<b>Additions/Alterations/Repairs</b>							
<b>Residential (\$000)</b>	0.0	8.6	25.0	4.5	8.0	0.0	0.0
<b>Nonresidential (\$000)</b>	0.0	102.0	0.0	0.0	0.0	0.0	0.0
<b>Total (\$000)</b>	36.4	239.4	97.5	293.1	271.0	0.0	0.0
<b>Tooele City</b>							
<b>Dwelling Units</b>	26	51	65	31	127	722	801
<b>New Residential (\$000)</b>	1,857.3	3,564.9	5,701.7	2,264.5	8,621.2	44,180.4	69,453.0
<b>New Nonresidential (\$000)</b>	533.2	1,021.9	641.7	375.3	460.6	3,548.5	19,020.1
<b>Additions/Alterations/Repairs</b>							
<b>Residential (\$000)</b>	410.8	374.8	430.4	397.5	1,136.0	396.6	303.8
<b>Nonresidential (\$000)</b>	97.4	223.4	606.7	494.6	117.5	708.7	1,619.3
<b>Total (\$000)</b>	2,898.7	5,185.0	7,380.5	3,531.9	10,335.3	48,834.2	90,396.2
<b>Wendover</b>							
<b>Dwelling Units</b>	0	0	0	20	2	7	0
<b>New Residential (\$000)</b>	0.0	0.0	0.0	86.5	210.0	770.0	0.0
<b>New Nonresidential (\$000)</b>	16.0	100.7	0.0	173.5	17.5	1,997.4	0.0
<b>Additions/Alterations/Repairs</b>							
<b>Residential (\$000)</b>	2.0	2.0	0.0	1.5	0.0	0.0	0.0
<b>Nonresidential (\$000)</b>	20.5	1.5	0.0	700.0	0.0	0.0	0.0
<b>Total (\$000)</b>	38.5	104.2	0.0	961.5	227.5	2,767.4	0.0
<b>Other Tooele County</b>							
<b>Dwelling Units</b>	68	119	130	141	175	234	114
<b>New Residential (\$000)</b>	5,736.8	11,417.6	14,083.2	16,581.7	18,275.1	26,520.6	12,157.8
<b>New Nonresidential (\$000)</b>	13,839.6	1,826.2	1,717.5	1,321.9	344.4	2,218.8	5,712.1
<b>Additions/Alterations/Repairs</b>							
<b>Residential (\$000)</b>	112.5	57.2	210.9	290.9	331.3	537.1	132.9
<b>Nonresidential (\$000)</b>	578.0	119.2	73.0	30.9	0.0	102.9	66.7
<b>Total (\$000)</b>	20,266.9	13,420.2	16,084.6	18,225.4	18,950.8	29,379.4	18,069.5

Source: Bureau of Economic and Business Research, University of Utah

# Tooele County Gross Taxable Sales (\$)

## 1993 - 1998

	1993	1994	1995	1996	1997	1998
<b>Agricult/Forestry/Fishing</b>	1,535	*	3,033	63,384	82,389	27,977
<b>Mining</b>	2,748,464	315,038	1,228,499	1,526,457	1,440,356	708,961
<b>Construction</b>	4,851,618	4,776,273	5,272,850	5,570,029	3,667,901	3,484,743
<b>Manufacturing</b>	11,148,340	10,344,797	12,239,469	17,683,303	21,460,775	22,898,002
<b>Transportation</b>	1,489,500	2,278,852	3,470,579	4,708,129	7,479,090	4,258,785
<b>Communications</b>	5,493,098	5,299,693	6,328,022	7,594,649	10,874,547	11,388,862
<b>Electric &amp; Gas</b>	12,962,056	14,578,104	14,021,759	18,988,272	20,091,790	21,163,834
<b>Wholesale Trade</b>	4,887,501	4,627,199	4,560,164	5,149,042	5,881,962	10,880,488
<b>Durable Goods</b>	2,573,650	2,233,884	2,521,446	3,248,972	4,391,688	8,455,451
<b>Nondurable Goods</b>	2,313,851	2,393,315	2,038,718	1,900,070	1,490,274	2,425,037
<b>Retail Trade</b>	101,182,629	110,083,023	116,530,488	131,693,029	137,777,233	159,686,722
<b>Building/Garden</b>	7,769,389	8,026,599	7,691,341	9,520,505	11,748,462	12,200,593
<b>Gen. Merchandise</b>	18,040,801	18,198,965	21,258,863	23,375,104	25,246,265	27,866,797
<b>Food Stores</b>	35,562,199	37,005,802	38,637,876	42,576,208	45,604,651	49,230,089
<b>Motor Vehicle Dealers</b>	23,693,929	27,997,833	31,988,629	36,577,506	32,733,721	42,790,707
<b>Apparel/Accessory</b>	1,105,955	1,133,449	1,088,349	1,144,132	1,245,408	1,382,870
<b>Furniture Stores</b>	1,884,136	2,115,393	2,366,888	3,265,996	3,288,593	3,567,476
<b>Eating &amp; Drinking</b>	9,160,579	10,738,356	8,251,328	9,847,925	12,534,984	14,007,738
<b>Miscellaneous</b>	3,965,641	4,866,626	5,247,214	5,385,653	5,375,149	8,640,452
<b>Fin/Ins/Real Estate</b>	324,557	627,057	630,092	574,887	1,432,152	5,297,158
<b>Services</b>	11,453,243	14,121,338	18,932,898	17,816,123	18,453,268	23,054,377
<b>Hotels &amp; Lodging</b>	4,357,265	4,526,505	4,940,778	5,110,818	4,054,512	3,499,075
<b>Personal</b>	859,381	961,140	1,468,688	1,397,799	1,379,727	1,397,785
<b>Business</b>	1,349,297	1,874,933	3,026,063	3,416,429	5,838,163	8,628,670
<b>Auto &amp; Misc. Repair</b>	2,642,824	2,931,630	3,196,732	3,605,720	4,708,459	6,645,341
<b>Amusement</b>	890,525	1,195,596	1,136,686	1,326,287	1,898,203	2,086,070
<b>Health</b>	295,048	281,853	114,099	150,495	207,409	253,363
<b>Education/Legal/Social</b>	1,058,903	2,349,681	5,049,852	2,808,575	366,795	544,073
<b>Public Administration</b>	60,580	101,416	179,192	200,949	196,877	205,631
<b>Private Motor Vehicle Sales</b>	4,525,112	5,657,790	6,787,947	8,346,803	7,969,594	8,260,626
<b>Occasional Retail Sales</b>	83,647	84,514	85,463	98,494	1,857,535	1,048,440
<b>Nondisclosable or Nonclassifiable</b>	1,348,797	2,022,550	1,837,299	763,574	557,943	39,817
<b>Subtotal</b>	162,560,677	174,917,644	192,107,754	220,777,124	239,223,412	272,404,423
<b>Prior Payments, Refunds, and Adjustments</b>	307,159	14,495,073	12,715,062	8,681,230	8,374,474	10,350,285
<b>Total</b>	162,867,836	189,412,717	204,822,816	229,458,354	247,597,886	282,754,708

Source: Utah State Tax Commission

## DEFINITIONS

**Civilian labor force:** Civilians age 16 and over classified as employed or unemployed in accordance with the criteria described below. Labor force is by place of residence.

**Employed persons:** An estimate of the number of persons who, during a reference week, (a) did any work at all (at least 1 hour) as paid employees, worked in their own business, profession, or on their own farm, or who worked 15 hours or more as unpaid workers in an enterprise operated by a member of the family, and (b) all those who were not working but who had jobs or businesses from which they were temporarily absent, whether or not they were paid for the time off or were seeking other jobs. Each employed person is counted only once, even if he or she holds more than one job.

**Unemployed:** An estimate of the number of persons who had no employment during the reference week, were available for work, except for temporary illness, and had made specific efforts to find employment some time during the 4-week-period ending with the reference week. Persons who were waiting to be recalled to a job from which they had been laid off need not have been looking for work to be classified as unemployed.

**Unemployment rate:** The unemployment rate represents the number unemployed as a percent of the labor force.

**Nonagricultural employment:** The number of nonagricultural employees reported monthly to the Utah Department of Workforce Services by employers subject to Utah's unemployment insurance laws, federal agencies in Utah subject to the unemployment compensation for federal employees (UCFE) program, and other Utah nonagricultural employers not included under unemployment insurance.

As a result of multiple job holding and payroll turnover, some workers are reported by more than one employer. Therefore, the count is not of persons, but of jobs. Jobs are by place of work.

Nonagricultural employment includes most corporation officials, executives, supervisory personnel and clerical workers. It excludes proprietors, self-employed and unpaid family workers. It also excludes employees who neither worked nor received wages as a result of strikes or work stoppages, temporary layoffs or unpaid sick or vacation leave.

**Establishments:** Any firm, organization or division for which data are separately reported to the Utah Department of Workforce Services, i.e. individual physical facilities such as stores, plants, offices and other worksites.

**Total wages:** All yearly remuneration paid to nonagricultural workers, including gross wages, commissions, bonuses, cash value of meals, lodging and other gratuities when furnished as payment of the job. Reimbursement for travel or other business expenditures are not included.

**Average monthly wage:** Total wages divided by the number of employees on nonagricultural payrolls, divided by 12.

**Total personal income:** The sum of net earnings by place of residence, rental income of persons, personal dividend income, personal interest income and transfer payments. Personal income is measured before the deduction of personal income taxes and other personal taxes and is reported in current dollars (no adjustment is made for price changes).

**Per capita personal income:** The annual total personal income of residents divided by resident population as of July 1 of the subject year.



### **OUR MISSION**

The mission of the Utah Department of Workforce Services is to provide quality, accessible, and comprehensive employment-related and supportive services responsive to the needs of employers, job seekers, and the community.

Visit our Web site at <http://www.dws.state.ut.us>

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**DWS 03-38-0199**